

Key West Planning Board Meeting Agenda
July 15, 2010 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.a.3.

Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500) – A conditional use for a proposed wireless facility (consisting of a monopole, antennas and associated equipment shelters) as a private utility in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: July 15, 2010

Agenda Item: Conditional Use Application for a proposed wireless telecommunications facility (consisting of a mono-pole and associated equipment shelters) as a private utility within the Commercial General (CG) zoning district per Section 122-418(9) of the LDRs for property located at 1010 Kennedy Drive (RE # 00065650-000500).

Request: To allow the construction of a wireless telecommunications facility with equipment shelters and a 105 foot tall mono-pole to be constructed within a designated common area on property located at 1010 Kennedy Drive.

Applicant: AT&T Mobility, Kennedy Building Associates, LLC. and Kennedy Center Condominium Association, Inc.

Property Owner: Kennedy Building Associates, LLC. and Kennedy Center Condominium Association, Inc.

Location: 1010 Kennedy Drive (RE# 00065650-000500)

Zoning District: General Commercial (CG)



Background:

The proposed project is located on property with an existing four story commercial building. The property is surrounded on three sides by commercially zoned properties and on one side by City owned ball fields in a public service-zoned district across Kennedy Drive. There is a residential neighborhood southwest of the property, abutting the rear-yard of the adjacent commercial uses.

Request:

The applicant is proposing to construct a wireless telecommunications facility that will consist of three equipment shelters and one equipment cabinet on the rooftop of an existing structure and with an associated 105 foot tall mono-pole capable of serving four FCC registered wireless providers located adjacent to the existing structure. Cellular phones have become an essential public service and as such are defined as a public and private utility per Section 86-9 of the Code. Public and Private Utilities are allowed conditionally in the CG zoning district per Section 122-418(9) of the Code. The purpose of this application is to accommodate the increased use and number of users of cellular telephones within the community and address the applicant's described "gap" in cellular service. The applicant held three public meetings on the proposed site to address questions and concerns of nearby residents and to describe the project as it evolved over time. In addition, the applicant has responded to staff requests for additional information on a variety of topics and provided a revised application to reflect the full body of information provided over time.

The proposed facility will meet all dimensional requirements regarding setbacks. The existing building coverage will remain the same and the impervious surface ratio will be slightly reduced. However, the height of the associated mono-pole antennas and equipment shelters will require a height variance. The variance is part of a separate application that will be reviewed by the City Commission sitting as the Board of Adjustment.

Surrounding Zoning and Uses:

North: CG, Commercial

South: CG, Parking Lot

East: PS, Wicker's Field

West: CG, Commercial Retail - Key Plaza Shopping Center

Permitted Uses in the CG Zoning District Per Section 122-417

- (1) Group homes with less than or equal to six residents as provided in section 122-1246.
- (2) Cultural and civic activities.
- (3) Hospitals and extensive care.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 10,000 square feet.
- (7) Commercial retail high intensity less than or equal to 5,000 square feet.
- (8) Hotels, motels, and transient lodging.
- (9) Medical services.
- (10) Parking lots and facilities.

- (11) Restaurants, with or without drive-through.
- (12) Veterinary medical services with or without outside kennels.

Conditional Uses Per Section, 122-418

- (1) Single-family/two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with seven to 14 residents as provided in section 122-1246.
- (4) Community centers, clubs and lodges.
- (5) Educational institutions and day care.
- (6) Nursing homes, rest homes and convalescent homes.
- (7) Parks and recreation, active and passive.
- (8) Protective services.
- (9) Public and private utilities.**
- (10) Bars and lounges.
- (11) Boat sales and service.
- (12) Commercial retail low and medium intensity greater than 10,000 square feet.
- (13) Commercial retail high intensity greater than 5,000 square feet.
- (14) Commercial amusement.
- (15) Funeral homes.
- (16) Gasoline stations.
- (17) Light industrial.
- (18) Marinas.
- (19) Small recreational power-driven equipment rentals (allowed only as an accessory use to a hotel/motel).
- (20) Vehicular sales and related services.
- (21) Tattoo establishments (see division 13 of Article V)

Process:

Development Review Committee:	September 17, 2009; March 25, 2010
Tree Commission:	April 12, 2010
Planning Board:	July 15, 2010

Conditional Use Review:

Code Sec.122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations.” The same section also specifies that “A conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Sec. 122-62:

(a) Findings:

The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.”

The following criteria form the basis for a finding of compliance.

(b) Characteristics of Use Described:

1) Scale and Intensity

a. Floor Area Ratio (FAR):

Not applicable; the proposal is for equipment shelters and a mono-pole, none of which are considered to be habitable space and thus are not considered floor area.

b. Traffic Generation:

Traffic generation will be associated with scheduled maintenance which would consist of one trip per month for each service provider.

c. Square Feet of Enclosed Building for Each Specific Use:

Not applicable; the shelters are for equipment and are not habitable space.

d. Proposed Employment

According to the applicant, there will be no onsite employees. The applicant states that the service providers will use existing staff to service the facility as needed.

e. Proposed Number of Service Vehicles:

Each wireless provider will service the facility with one team and associated vehicle monthly.

f. Off-Street Parking:

Although this application addresses a change in use, it does not constitute a factor which is expected to increase parking demand per Section 108-571. Further, on site parking is now provided as part of the legally established structure.

2) On or Off site Improvements Required and Not Listed in Subsection (b)(1)

a. Utilities:

No utility improvements are expected to be required as a result of the proposed conditional use. Further, Keys Energy Services and the Florida Keys Aqueduct Authority have no objections to the proposed conditional use.

b. Public facilities:

The addition of the unmanned equipment shelters and the mono-pole will not increase the need for sewer, water, or stormwater management facilities. The project, as presented, will result in a minor decrease to the impervious surface ratio on the site.

c. Roadway or Signal Improvements:

Not applicable; no changes are being proposed to roadway or signal improvements.

d. Accessory Structures or Facilities:

Not applicable; no improvement needs are generated by the proposed conditional use.

e. Other Unique Facilities/Structures Proposed as Part of On-Site Improvements:

Equipment shelters on the site will be located above flood levels as they are to be placed on the roof of the building.

3) On-Site Amenities Proposed to Enhance the Site and Planned Improvements.

a. Open Space:

The applicant proposes to remove existing pavement and landscape to install the mono-pole. The landscaping will be reinstalled in another location.

b. Setbacks from Adjacent Properties:

The property has legal non-conforming left and rear yard setbacks. The equipment will be located on the roof and as such is not subject to setback requirements. The mono-pole does not further increase the non-conforming rear yard setback.

Yard	Allowed	Existing	Proposed
Front	25'*	NA	NA
Rear	25'*	12'	12'
L. Side	15'^	0'	0'
R. Side	15'^	NA	NA

* Can be increased to 20% of lot depth up to 50 feet for buildings over 25 feet in height

^ Can be increased to 10% of lot width up to 20 feet

c. Screening and Buffers:

The addition of equipment on the roof and the mono-pole do not require additional buffers.

d. Landscaped Berms Proposed to Mitigate Against Adverse Impacts to Adjacent Sites:

Landscape berms are not proposed and are not considered to be effective mitigation for the utility.

e. Mitigative Techniques for Abating Smoke, Odor, Noise, and Other Noxious Impacts:

Not applicable; the proposed facility will not produce smoke, odor, noise or other noxious impacts.

c) **Criteria for Conditional Use Review and Approval: Applications For a Conditional Use Review Shall Clearly Demonstrate the Following.**

1) Land Use Compatibility:

The project parcel is surrounded by existing commercial development. The leasehold area is located on the roof of an existing four story commercial building. The associated mono-pole is proposed to be at the rear of the property adjacent to the building. The property is surrounded on all sides by uses that require pole lighting. The adjacent parking areas of the commercial uses have pole lighting as do the ball fields across Kennedy Drive. Additionally, there is a Keys Energy substation with associated power poles on Kennedy Drive. Although the mono-pole will be higher than nearby poles and structures, its location within an area with many existing structures is expected to minimize visual impacts thus the monopole is expected to blend in from most perspectives.

2) Sufficient Site Size, Adequate Site Specifications and Infrastructure to Accommodate the Proposed Use:

The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested. No proposed changes to access or internal circulation are being proposed. The applicant intends to use existing infrastructure on the site. Urban design amenities are not considered appropriate to the leasehold area based on the proposed location on the roof of the building. The surface development of the site (the equipment shelters) is not expected to be visible from nearby residential areas; however, the monopole may be visible from a number of different locations in the immediate vicinity and will add to skyline clutter already existing in the area. However, typical approaches to visual impacts (such as screening and landscaping) are not expected to be helpful for a project of this type, regardless of its location.

The applicant has provided structural information on the proposed mono-pole including an assessment of the likelihood of failure and a radius of impact should the pole structure collapse. This analysis was prepared for a 125' structure; 105' is proposed now. The information submitted by the applicant shows a maximum catastrophic impact area of approximately 125' from the center of the pole. The entire impact area includes commercial structures and pavement; no residential uses are located within the area.

3) Proper Use of Mitigative Techniques:

The proposed leasehold area is located on the roof of an existing building, and is surrounded by commercial shopping centers and ball fields. However, the height of the monopole structure may result in aesthetic impacts to areas beyond the immediate vicinity. The visual impacts of tall structures can be mitigated by distance from sensitive uses as well as obscuring structures between the monopole and the viewer. The applicant has submitted simulations showing how the structure may appear from various locations. In many cases the proposed structure will blend in with existing structures, including light standards and power poles which are common in the area.

However, there may not be a practical way to mitigate appearance from all possible locations in the vicinity.

The applicant has included, at the Department's request, a series of general notes, equipment notes, and tower notes on the site plan series accompanying the application. These notes require tower inspection every five years, structural standards for the tower, compliance with federal standards, limits to co-location of service providers, prohibition of accessory structures, safety signage and contact information requirements, prohibition of lighting except as required by the FAA or FCC, prohibitions of interference with public safety signals, limits to noise created by generators in the event of electrical power failure, and requirements for the facility to be automated.

4) Hazardous Waste:

No hazardous waste will be generated by the proposed conditional use.

5) Compliance with Applicable Laws and Ordinances:

The applicant will comply with all applicable laws and regulations as a condition of approval, including federal requirements pertaining to air traffic safety, wireless communication facilities, and the National Historic Preservation Act.

6) Additional Criteria Applicable to Specific Land Uses. Applicants Shall Demonstrate the Proposed Conditional Use Satisfies the Following Criteria:

a. Land Uses Within a Conservation Area:

Not applicable; the site is not located in a conservation area.

b. Residential Development:

Not applicable; residential development is not proposed.

c. Commercial or Mixed Use Development:

Not applicable; mixed use development is not proposed

d. Development Within or Adjacent to Historic Districts:

Not applicable; the proposed facility is not proposed to be located within an historic district. The applicant has provided documentation acceptable to the HARC Planner demonstrating that there are no significant historic structures within 500 feet of the site.

e. Public Facilities or Institutional Development:

Not applicable; while the equipment and mono-pole are considered a utility, no public facilities or institutional developments are being proposed.

f. Commercial Structures, Uses and Related Activities Within Tidal Waters:

Not applicable; this site is not located within tidal waters.

g. Adult Entertainment Establishments:

Not applicable; no adult entertainment is being proposed.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Concurrency management has been previously addressed in this report. The proposed application is in compliance with Chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** with the following conditions:

1. The applicant must receive a height variance from the City of Key West Board of Adjustment.
2. The site plan package, including general notes, equipment shelter notes, and tower notes are fully incorporated into this approval and constitute conditions of approval.
3. Pending Federal Aviation Association and National Historic Preservation Act approvals as required for the facility will be obtained.
4. The applicant will provide revised plans which consistently show the proposed tower height as 105'.

**Draft
Resolution**

RESOLUTION NUMBER 2010-

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 122-62 AND 122-63 OF THE CODE OF ORDINANCES FOR A WIRELESS TELECOMMUNICATIONS FACILITY AS A PRIVATE UTILITY TO BE LOCATED AT 1010 KENNEDY DRIVE (RE# 00065650-000500), IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTION 122-418(9) OF THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-418(9) of the Code of Ordinances provides that public and private utilities are allowed as a conditional use within the Commercial General (CG) zoning district; and

WHEREAS, Section 86-9 of the Code of Ordinances defines public and private utilities as “use of land which is customary and necessary to the maintenance and operation of essential public services, such as electricity and gas transmissions systems; water distribution, collection and disposal; communication; and similar services and facilities”; and

WHEREAS, wireless telecommunication facilities are considered essential public communications services in the community; and

WHEREAS, the subject property is located in the Commercial General (CG) zoning district; and

WHEREAS, the applicant filed a Conditional Use Application for a wireless telecommunications facility and provided an amended application on May 7, 2010; and

_____ Chairman

_____ Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 15, 2010; and

WHEREAS, the Planning Board found that the proposed development complies with the criteria in Section 122-62; and

WHEREAS, the Planning Board determined that granting of the Conditional Use will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Conditional Use Application, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A WIRELESS TELECOMMUNICATIONS FACILITY BE CONSTRUCTED AT 1010 KENNEDY DRIVE (RE# 00065650-000500), KEY WEST FLORIDA, PER THE ATTACHED PLANS with the following conditions:

1. The applicant must receive a height variance from the City of Key West Board of Adjustment.
2. The site plan package, including general notes, equipment shelter notes, and tower notes are fully incorporated into this approval and constitute conditions of approval.
3. Pending Federal Aviation Association and National Historic Preservation Act approvals as required for the facility will be obtained.

_____ Chairman

_____ Planning Director

4. The applicant will provide revised plans which consistently show the proposed tower height as 105'.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Conditional Use Permit does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held July 15, 2010.

_____ Chairman

_____ Planning Director

Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

-----Original Message-----

From: jallison@theallisonfirm.net [mailto:jallison@theallisonfirm.net]
Sent: Wednesday, June 30, 2010 3:17 PM
To: Amy Kimball-Murley
Cc: pritam@singhco.com
Subject: Kennedy Center

Amy

Please make the necessary amendment to our variance and conditional use applications to reduce the height of the monopole from 125' to 105'.

Let me know if you need anything additional at this time.

John R. Allison, III
P.O. Box 2129
Key West, Florida 33045-2129
305.294.5144 (fax)
305.289.3134 (office)
305.395.1610 (cell)

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DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

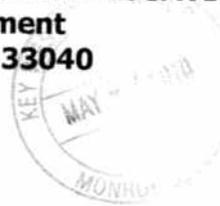
Yes _____

No _____

Please print or type:

- 1) Site Address 1010 Kennedy Drive, Key West, Florida 33040
- 2) Name of Applicant AT&T Mobility, Kennedy Building Associates, LLC and Kennedy Center Condominium Association, Inc.
- 3) Applicant is: Owner X Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant AT&T Mobility at 5201 Congress Ave. Boca Raton, FL 33487; Kennedy Building Associates, LLC at P.O. Box 2039, Key West, FL 33045; and Kennedy Center Condominium Association, Inc. at 5505 N. Atlantic Ave. Suite 307, Cocoa Beach, FL 32931.
- 5) Applicant's Phone # AT&T Mobility at 561-995-3282; Kennedy Building Associates, LLC 305-296-5601; Kennedy Center Condominium Association, Inc. 321-784-8011 Email Address: matthew.jerry@att.com
pritam@singhco.com and jallison@theallisonfirm.net.
- 6) Name of Owner, if different than above Kennedy Building Associates, LLC; Kennedy Center Condominium Association, Inc.
- 7) Address of Owner Kennedy Building Associates, LLC at P.O. Box 2039, Key West, FL 33045 and Kennedy Center Condominium Association, Inc at 5505 N. Atlantic Ave. Suite 307, Cocoa Beach, FL 32931.
- 8) Owner Phone # 305-296-560; 321-784-8011 Email pritam@singhco.com and jallison@theallisonfirm.net
- 9) Zoning District of Parcel CG RE# 00065650-000500
- 10) Is Subject Property located within the Historic District? Yes _____ No X
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____

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11) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary). The proposed wireless telecommunication facility is to be located at the site of an existing commercial office building at 1010 Kennedy Drive. The wireless telecommunication facility consists of a single 125' utility pole for antennae which will be constructed on the ground at the west side of the commercial office building and three unmanned equipment shelters and one equipment cabinet which will be constructed on the roof of the commercial office building. The antennae will supply wireless communication for AT& T and three other service providers that may include

Verizon, Sprint/Nextel and T-Mobile/Metro. These providers have service deficiencies and documentation is attached from AT&T engineers showing the cell coverage deficiencies in this area. Due to the important role that cellular phones play in contemporary life often serving as the sole communication device this facility is considered an essential public service under the City of Key West Zoning Code. The minimum height necessary for this wireless telecommunication facility to serve AT&T and three other service providers proposed is 125' above existing grade. Surrounding land uses include ball fields with light poles, Keys Energy substation with electric transmission poles, FCAA parking lot with light poles and Key Plaza Shopping Plaza with light poles. The nearest residential structure is approximately 500 feet from the location of the pole and equipment shelters. A series of photographic simulations are attached depicting the impact of the utility pole and equipment shelters. Due to the massing of other utility poles and structures in the vicinity of the proposed pole and unmanned equipment shelters the visual impact will be minimal. There are no historic properties within 500 feet of the proposed pole and equipment shelters. The unmanned equipment shelters will be located on the roof of the building. The pole will be located in an area 6' diameter on the ground. Generator plugs will be installed at the existing power vault to be used in the event of extended power outages. No generators for the wireless communication facility or fuel for generators will be stored on site other than in the event of extended power outages. Landscape/Open Space area will be added to the site to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site.

12) Has subject Property received any variance(s)? Yes No _____

If Yes: Date of approval November 20, 1985 Resolution # 85-236

Attach resolution(s). Resolution is Attached.

13) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes No _____

If Yes, describe and attach relevant documents. There are easements for the parking lot, bank drive-through facility and dumpster access. See attached Warranty Deed.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
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604 Simonton Street, Key West, FL 33040
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- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

I. Existing Conditions

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site-39,213 SF
 - 2) Buildings, structures, and parking-The site includes an existing commercial office building, utility building, parking lot and landscape areas.
 - 3) FEMA Flood Zone-AE 8
 - 4) Topography-Lowest 3.27' and Highest 7.66'
 - 5) Easements-See Attached Warranty Deed
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site-See Attached Survey.
- B) Existing size, type and location of trees, hedges, and other features-See Attached Survey.
- C) Existing storm water retention areas and drainage flows-See Attached Survey.
- D) A sketch showing adjacent land uses, buildings, and driveways.-See Attached Survey.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings-Unmanned Equipment Shelters proposed for roof of building.
 - 2) Setbacks-Front & Rear 25', Side 15', Street Side 20' not applicable to utility poles.
 - 3) Parking: Not applicable, unmanned equipment shelters.
 - a. Number, location and size of automobile and bicycle spaces-0 Needed for Unmanned Equipment Shelters
 - b. Handicapped spaces-0 Needed for Unmanned Equipment Shelters
 - c. Curbs or wheel stops around landscaping-Not Applicable
 - d. Type of pavement-Not Applicable
 - 4) Driveway dimensions and material-Not Applicable
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site. See attached survey and proposed site plan including location for utility pole for antennae.
 - 6) Location of garbage and recycling-Not applicable for unmanned equipment shelters.
 - 7) Signs-No business signs will be associated with the unmanned equipment shelters or utility pole. Only required safety signage will be installed.
 - 8) Lighting-No lighting will be associated with the buildings. Only required safety signage will be installed.

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9) Project Statistics:

- a. Zoning-Commercial General(CG)
- b. Size of site-39,213 SF
- c. Number of units (or units and Licenses)-Not applicable.
- d. If non-residential, floor area & proposed floor area ratio- Not applicable.
- e. Consumption area of restaurants & bars-Not applicable.
- f. Open space area and open space ratio.-Existing Open Space is 11.44% and Proposed Open Space is 11.99%.
- g. Impermeable surface area and impermeable surface ratio-Existing Impervious Surface Area is 88.46% and Proposed Impervious Surface Area is 88.01%.
- h. Number of automobile and bicycle spaces required and proposed-Not applicable for unmanned equipment shelters.

B) Building Elevations

- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans. See attached plans and elevations.
 - 2) Height of building.-Existing Building Roof is 55'-0" above Existing Grade. The top of the Proposed Unmanned Equipment Shelters is 70'-6" (15'-6" above the Existing Building Roof). Pole for Antennae will be 125'-0" above Existing Grade.
 - 3) Finished floor elevations and bottom of first horizontal structure- Existing Building is FFE 7.91. Bottom of Unmanned Equipment Shelter which is the first horizontal structure is 59'-0".
 - 4) Height of existing and proposed grades- Existing Grade is 4.58'. Proposed Grade is 4.58.
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Storm water Retention Forms. See Attached Letter of Approval from City Engineer. Request Submitted to Gary Bowman.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations. See Attached Letter of Approval from City Landscape Coordinator. Request Submitted to Cynthia D. Coogle.

III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

The proposed wireless telecommunications facility for four service providers is to be located at the site of an existing commercial office building at 1010 Kennedy Drive. The wireless telecommunication facility consists of three unmanned equipment shelters and equipment cabinets which will be constructed on the roof of the commercial office building and a single 125' utility pole for antennae which will be constructed on the ground at the west side of the commercial office building and. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The top of the 6' diameter concrete foundation for the pole will be sloped to grade into existing landscape areas. The proposed unmanned equipment shelters, equipment cabinets and pole for antennae will have no solid waste or recycling impacts, will not generate traffic, will have no requirements for parking and will not generate noise. The only lighting will be for security or as required by the FAA. The closest surrounding land uses include City of Key West ball fields with sports light poles, Keys Energy substation with electric transmission poles, FCAA parking lot with light poles and Key Plaza Shopping Center with light poles. The nearest residential structure is approximately 500 feet from the location of the pole and equipment shelters. A series of photographic simulations are attached depicting the existing utility poles surrounding the property, the new proposed equipment shelters and equipment cabinets located on the roof and the utility pole for antennae located on the ground. Due to the massing of other utility poles and structures in the vicinity of the existing building and site the new proposed unmanned equipment shelters, equipment cabinets and utility pole for antennae will

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



have a minimal the visual impact. There are no historic properties within 500 feet of the unmanned equipment shelters and utility pole.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The proposed wireless telecommunication facility for four service providers is to be located at the site of an existing commercial office building at 1010 Kennedy Drive. The wireless telecommunication facility consists of three unmanned equipment shelters and equipment cabinets which will be constructed on the roof of the commercial office building and a single 125' utility pole for antennae which will be constructed on the ground at the west side of the commercial office building and. The antennae will supply wireless communication for AT& T and three other service providers that may include Verizon, Sprint/Nextel and T-Mobile/Metro. These providers have service deficiencies and documentation is attached from AT&T engineers showing the cell coverage deficiencies in this area. Due to the important role that cellular phones play in contemporary life often serving as the sole communication device this facility is considered an essential public service under the City of Key West Zoning Code. The minimum height necessary for this wireless telecommunication facility to serve AT&T and other service providers proposed is 125' above existing grade. Surrounding land uses include City of Key West ball fields with sports light poles, Keys Energy substation with electric transmission poles, FKA parking lot with light poles and Kmart Shopping Plaza with light poles. The nearest residential structure is approximately 500 feet from the location of the utility pole and equipment shelters. A series of photographic simulations are attached depicting the visual impact of the unmanned equipment shelters and utility pole. Due to the massing of other utility poles and structures in the vicinity of the proposed pole and unmanned equipment shelters the visual impact will be minimal. There are no historic properties within 500 feet of the proposed unmanned equipment shelters and utility pole. The equipment shelters will be located on the roof of the building. The pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The service providers require generator plugs only in the ground floor electrical vault. No generators will be stored on site.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings- This proposed conditional use shall comply with all specific conditions established by the Planning Board, City Commission, comprehensive plan and land development regulations. The conditional use application does not adversely impact properties in the vicinity of the site.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio-FAR of unmanned equipment shelters, equipment cabinets and the utility pole does not constitute floor area and; therefore, no increase in FAR is proposed.
 - b. Traffic generation-The unmanned equipment shelters, equipment cabinets and utility pole will require one scheduled maintenance visit per month per service provider.
 - c. Square feet of enclosed building for each specific use- The unmanned equipment shelters will be 11'-6" width x 20'-0" length x 9' height;
 - d. Proposed employment-There will be no onsite employees and the facility will use existing service provider employees for maintenance.

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- e. Proposed number and type of service vehicles-There will be one standard size pickup truck on site during scheduled monthly maintenance visits.
- f. Off-street parking-Parking for the periodic service vehicle will be on site in the adjacent parking lot. Attached Warranty Deed includes the easement for use of the adjacent FKAA parking lot.
- (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
- a. Utilities-No utility improvements are expected or required as a result of the proposed conditional use. The service providers require generator plugs only in the ground floor electrical vault. No generators or fuel for generators will be stored on site. In the event of extended power outages portable generators will be delivered to the site by each service provider.
- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;- The proposed three unmanned equipment shelters, equipment cabinets and utility pole will not increase the needs for sewer, water or storm water. The traffic impacts will be negligible. There will be no additional impervious surface as a result of the unmanned equipment shelters which will be located on the roof of the building. The pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site.
- c. Roadway or signalization improvements, or other similar improvements-This is not applicable since there are no changes being proposed to the roadway or signal improvements.
- d. Accessory structures or facilities; and- This is not applicable since there are no changes being proposed to accessory structures or facilities.
- e. Other unique facilities/structures proposed as part of site improvements.-Unmanned equipment shelters and equipment shelters will be located on the roof of the structure above flood levels. The utility pole for antennae will be located at ground level.
- (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigation techniques such as:
- a. Open space;- The applicant proposes an increase in open space of .45% due to additional landscape area added.
- b. Setbacks from adjacent properties;-The applicant proposes unmanned equipment shelters on the roof of an existing structure. Utility poles are not required to meet building setback requirements.
- c. Screening and buffers-The applicant proposes landscaping in the plant bed around the utility pole. See attached Landscape Plan
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; -Landscape berms are not proposed and are not considered an effective mitigation technique for a utility.
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.-The proposed facility will not produce smoke, odor, noise or other noxious impacts.
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility- Surrounding land uses include City of Key West ball fields with sports light poles, Keys Energy substation with electric transmission poles, FKAA parking lot with light poles and Key Plaza Shopping Center with light poles. The nearest residential structure is approximately 500 feet from the location of the utility pole and equipment shelters. A series of photographic simulations are attached depicting the visual impact of the unmanned equipment shelters and utility pole. Due to the massing of other utility poles and structures in the vicinity of the proposed utility pole and unmanned equipment shelters the visual impact will be minimal. There are no historic properties within 500 feet of the proposed unmanned equipment shelter, equipment cabinets and utility pole. The equipment shelters and equipment cabinets will be located on the roof of the building. The pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The service providers require

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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(305) 809-3720



generator plugs only in the ground floor electrical vault. No generators or fuel for generators will be stored on site. The proposed unmanned equipment shelters and utility pole for antennae will have no solid waste or recycling impacts, will not generate traffic, will have no requirements for parking and will not generate noise.

- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.- The existing four story building provides area of sufficient size to accommodate three unmanned equipment shelters and equipment cabinets on the roof of the structure. The site provides area of sufficient size to accommodate the utility pole for antennae in a space adjacent to the building. Generator plugs will be required for each service provider in the existing electrical vault on the property. Electric and telephone service which exist on the property will be needed to service the wireless telecommunications facilities.
- (3) Proper use of mitigative techniques. The proposed wireless communication facility will be located in a commercial zoning district surrounded by other commercial buildings, sports light poles, utility poles, Keys Energy substation and parking lots. The scale and massing of other surrounding buildings, utility poles, Keys Energy substation diminish the visual impacts of the proposed unmanned equipment shelters and utility pole. The nearest residential structure is approximately 500 feet from the existing building. The unmanned equipment shelters and equipment cabinets will be located on the roof of an existing four story building which will not impact storm water. The pole will be located in a ground area of 6' diameter. Landscape/Open Space area will be added to mitigate for the pole footprint resulting in an increase in open space and pervious area which will improve the existing storm water management plan for the site. The base of the pole will be landscaped. Based on the documentation from AT&T engineers detailing the frequency of dropped calls in this area of Key West the increased wireless communication service provided by this facility will improve the general public health, safety and welfare in the community.
- (4) Hazardous waste. No hazardous waste will be generated by or at the proposed wireless telecommunication facility.
- (5) Compliance with applicable laws and ordinances- The applicant will comply with all applicable local, state and federal laws and regulations as a condition of approval including federal requirements pertaining to air traffic safety (FAA), wireless communication facilities (FCC) and the National Historic Preservation Act (NHPA). Please see attached AT&T licenses with FAA and letter of intent to coordinate with FCC and NHPA by AT&T.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area- Not applicable. No portion of the proposed wireless telecommunication facility will occur in a conservation area.
 - b. Residential development.-Not applicable. No residential uses are proposed.
 - c. Commercial or mixed use development-Not applicable. No commercial or mixed use development are proposed.
 - d. Development within or adjacent to historic district.-Not applicable. The proposed wireless telecommunication facility is not located within or adjacent to an historic district.
 - e. Public facilities or institutional development-Not applicable. No public facilities or institutional development are proposed.
 - f. Commercial structures, uses and related activities within tidal waters.-Not applicable. No commercial structures, uses or related activities are proposed within tidal waters.
 - g. Adult entertainment establishments.-Not applicable. No adult entertainment establishments are proposed.



Plan Set & General Notes

1010 Kennedy Drive
Wireless Telecommunication Facility
General Notes



1. Every five years within the first month of said year or within ninety days following a catastrophic act of nature or other emergency that may affect the structural integrity of tower at the wireless telecommunication facility, the FCC registered entity/owner shall file a statement to the building department, sealed by a Florida registered structural engineer that an inspection has been completed and the tower at said facility is structurally sufficient.
2. The tower at the wireless telecommunications facility shall be constructed according to the most current version of structural standards for steel antennae towers and antennae supporting structures (TIA/EIA-222-G), as defined by the Telecommunications Industries Association (TIA), the nationally accepted standards-making body for towers at wireless telecommunications facilities.
3. The wireless telecommunications facility shall be designed and operated in accordance with all applicable Federal Communications Commission (FCC) regulations, including, but not limited to production of electromagnetic fields and radio frequency (RF) generation for any type of communication antennae attached to said wireless telecommunication facility.
4. The wireless telecommunication facility shall conform to all applicable regulations asset fourth by the National Environmental Policy Act (NEPA): Florida Statutes Section 106, State Historic Preservation Office (SHPO); Environmental Assessment (EA) requirements for the formal permitting process at the Federal level. The wireless telecommunications facility shall conform to the Federal Communication Commission, 47 CFR, Part 1 of the nationwide programmatic agreement for review under the National Historic Preservation Act; Final Rule.
5. The wireless telecommunication facility shall be available for the co-location of communication antennas for four (4) service providers, inclusive of commercial, non-commercial, cellular, radio or government agencies, provided the absence of structural and technological matters.
6. No accessory structures or facilities shall be located at the wireless telecommunications facility, except structures directly related to the operation of the facility (including emergency power generation).
7. FCC registered entity/owner shall provide one (1)sign, prominently displayed and permanently affixed to the facility measuring 3 feet x 4 feet indicating emergency contact information for the wireless telecommunication facility. Provided information shall include name, address and telephone number of FCC registered entity/owner of said facility, and FCC registration number of said facility.
8. Lighting and commercial signage on the wireless telecommunications facility, including the monopole, antennas, equipment, structures or any other appurtenances are prohibited, unless required by the Federal Aviation Administration (FAA) or the Federal Communication Commission (FCC).
9. The wireless telecommunications facility shall not create interference with any public safety telecommunication facility, including, but not limited to degradation of RF signals caused by improper performance or operation of said facility or by the reduction of RF signals due to the physical characteristic of said facility. In the event that said facility interest with public safety telecommunication facilities, it shall be the responsibility of the FCC registered entity/owner of said facility to make all necessary repairs, and/or accommodations to alleviate interference, at FCC registered entity/owner's expense.

10. FCC registered entity/owner of the wireless telecommunications facility shall notice the City of Key West immediately in the event of discontinuance of service (abandonment) at the wireless telecommunications facility. Such discontinuance of service (abandonment) at said facility for a period greater than 365 calendar days shall necessitate the removal of said facility, in its entirety, by the FCC registered entity/owner, at FCC registered entity/owner's expense, and the restoration of property to pre-project condition. In the event of discontinuance of service (abandonment) for greater than 365 calendar days, without removal of said wireless telecommunications facility by FCC registered entity/owner, the City of Key West may contract to remove said facility and assess associated costs to the FCC registered entity/owner of said facility, or property owner.



Verification Forms

Verification Form

Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

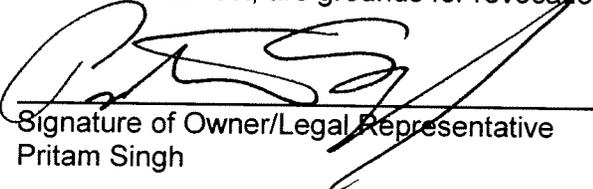
This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Pritam Singh, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

Kennedy Building Associates, LLC, P.O. Box 2039, Key West, Florida 33045
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

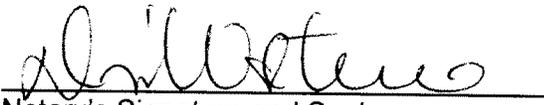


Signature of Owner/Legal Representative
Pritam Singh

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 6/10/10 (date) by
Pritam Singh (name). He She is personally known to me or has

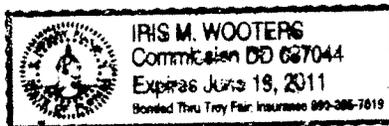
presented _____ as identification.



Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Title or Rank 687044 Commission Number (if any)



Verification Form

Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Kennedy Center Condominium Association Inc, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

1010 Kennedy Drive Key West, FL 33040
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature] _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner
Elizabeth Newland, Vice Pres.

Subscribed and sworn to (or affirmed) before me on 6/7/10 (date) by
Elizabeth Newland (name). He/She is personally known to me or has

presented _____ as identification.

[Signature]
Notary's Signature and Seal



John R. Allison, III
COMMISSION #DD790558
EXPIRES: JULY 19, 2012
WWW.AARONNOTARY.COM

Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



Verification Form

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This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Matthew Jerry, being duly sworn, depose and say Name(s) of Applicant(s)

AT&T REPRESENTATIVE

that: I am (check one) the Owner X Owner's Legal Representative for the property identified as the subject matter of this application:

Kennedy Building Associates, LLC

1010 Kennedy Drive, Key West, Florida 33040 Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

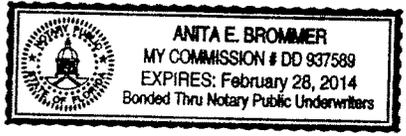
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on June 7, 2010 (date) by Matthew Jerry (name). He She is personally known to me or has

presented as identification.

Anita E. Brommer Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank Commission Number (if any)





Authorization Forms

Authorization Form

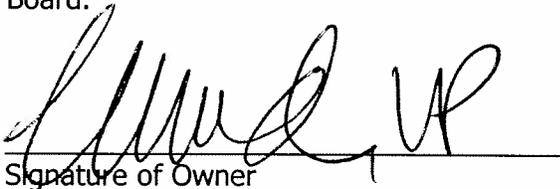
Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

Please complete this form if someone other than the owner is representing the property owner in this matter.

Kennedy Building Associates, LLC authorizes
Please Print Name(s) of Owner(s)

Pritam Singh
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.


Signature of Owner

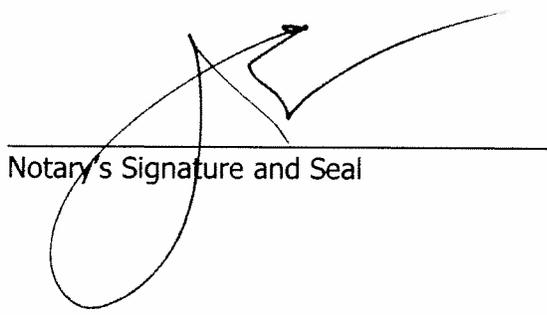
Elizabeth Newland as Vice President

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 6/2/10 (date) by

Elizabeth Newland, Vice President of Kennedy Building Associates
Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal



John R. Allison, III
COMMISSION #DD790558
EXPIRES: JULY 19, 2012
WWW.AARONNOTARY.com



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Authorization Form

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Please complete this form if someone other than the owner is representing the property owner in this matter.

Kennedy Center Condominium Association, Inc. authorizes
Please Print Name(s) of Owner(s)

Pritam Singh
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Signature of Owner
John R. Allison III, President

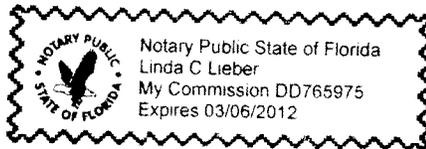
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on June 3, 2010 (date) by

John R Allison III
Please Print Name of Affiant

He/She is personally known to me or has
presented _____ as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Authorization Form

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Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Kennedy Center Condominium Association Inc authorize
Please Print Name(s) of Owner(s)

John R. Allison III
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

[Signature]
Signature of Owner
Elizabeth Newland, Vice Pres

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 6/7/10 (date) by
Elizabeth Newland
Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Authorization Form

Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

Please complete this form if someone other than the owner is representing the property owner in this matter.

Kennedy Center Condominium Association, Inc. authorizes

Please Print Name(s) of Owner(s)

Matthew H. Jerry

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Signature of Owner
John R. Allison III, President

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 6/7/2010 (date) by

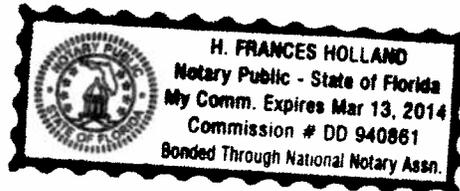
John R Allison

Please Print Name of Affiant

He/She is personally known to me or has

presented _____ as identification.

H. Frances Holland
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Authorization Form

Please note, Conditional Use requests are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Debbie Lewis authorize
Please Print Name(s) of Owner(s)

Matthew Jerry
Please Print Name of Representative

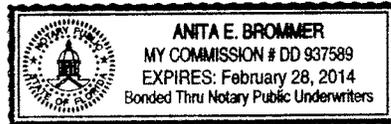
to be the representative for this application and act on my/our behalf before the Planning Board.

Debbie Lewis, Area Manager
Signature of Owner
Construction and Engineering Assoc AT&T Mobility of South Florida
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on June 7, 2010 (date) by
Debbie Lewis
Please Print Name of Affiant

He/She is personally known to me or has presented _____ as identification.

Anita E. Brommer
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Deed

Record and Return to:
LandAmerica
1302 N. 19th Street-Suite 200
Tampa, FL 33605

This instrument was prepared by
and should be returned to:

Thomas W. Black
Hill, Ward & Henderson, P.A.
101 East Kennedy Boulevard
Suite 3700
Tampa, FL 33602

Parcel ID No. 8577044

MONROE COUNTY
OFFICIAL RECORDS

FILE #1342401
BK#1846 PG#635

RCD Dec 31 2002 01:08PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 3098.20
12/31/2002 *CJ* DEP CLK



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of December 27, 2002, by REPUBLIC BANK, a Florida banking corporation ("Grantor"), to KENNEDY BUILDING ASSOCIATES, LLC, a Florida limited liability company ("Grantee"), whose address is 1010 Kennedy Drive, Fourth Floor, Key West, Florida 33040;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns, forever, the land located in Monroe County, Florida, more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located thereon (collectively, the "Property");

TOGETHER WITH all of Grantor's right, title and interest in and to any and all (a) easements appurtenant to or otherwise benefiting the Property; and (b) air, mineral and subsurface rights related to the Property.

TO HAVE AND TO HOLD the Property in fee simple forever.

AND Grantor does hereby covenant with and warrant to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the Property is free and clear of all liens and encumbrances made by Grantor, except the Permitted Exceptions (as hereinafter defined); and that Grantor fully warrants the title to the Property and will defend the same against the demands and lawful claims of all persons claiming by, through or under Grantor, but against none other.



THE conveyance made herein, however, is expressly made subject to all matters affecting the Property set forth in **Exhibit B** attached hereto and made a part hereof by reference (the "Permitted Exceptions").

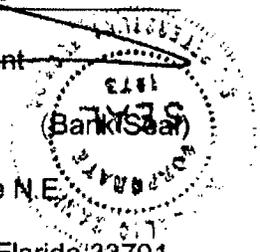
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in manner and form sufficient to bind Grantor as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

REPUBLIC BANK,
a Florida banking corporation

Name: Kate Cunningham
(Print or Type Name)

By:
Gerald P. Ademy
Executive Vice President



Name: Tina Gruber
(Print or Type Name)

Address: 111 2nd Avenue N.E.
Suite 300
St. Petersburg, Florida 33701

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26 day of December, 2002, by Gerald P. Ademy, as Executive Vice President of Republic Bank, a Florida banking corporation, on behalf of the corporation. He is personally known to me.

Notary Public

(NOTARY SEAL)

Tina Gruber
(Type or Print Name)

My commission expires:



Tina Gruber
MY COMMISSION # DD016176 EXPIRES
April 27, 2005
BONDED THRU TROY FARM INSURANCE, INC

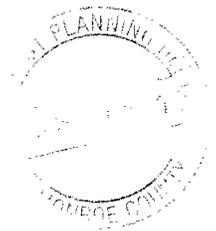


EXHIBIT A

FILE # 1 3 4 2 4 0 1
BK# 1 8 4 6 PG# 6 3 7

LEGAL DESCRIPTION OF PROPERTY

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida," as indicated and described; recorded in Plat Book 3, page 35, of the public records of Monroe County, Florida:

Said parcel of land being described by metes and bounds as follows: BEGIN at the Southeast corner of said Parcel 14 and run thence South 68° 45' 03" West along the South boundary of said Parcel 14, a distance of 191.88 feet to a point; thence North 21° 10' 40" West, 67.35 feet to a point, thence North 52° 25' 40" East, 200 feet to a point on the Westerly right-of-way boundary line of Kennedy Drive (13th Street), said point also being 123.56 feet Northerly of the POINT OF BEGINNING; thence South 21° 10' 57" East along said Westerly right-of-way line of Kennedy Drive (13th Street), for a distance of 123.56 feet back to the POINT OF BEGINNING.

LESS

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida," as indicated and described; recorded in Plat Book 3, page 35, of the public records of Monroe County, Florida:

Said parcel of land being described by metes and bounds as follows: BEGIN at the Southeast corner of said Parcel 14 and run South 68° 45' 03" West along the South boundary of said Parcel 14, a distance of 191.68 feet to a point; thence North 21° 10' 40" West, a distance of 42.00 feet to a point; thence North 68° 45' 03" East, a distance of 191.68 feet to a point; thence South 21° 10' 57" East, a distance of 42.00 feet to the POINT OF BEGINNING at the Southeast corner of said Parcel 14.

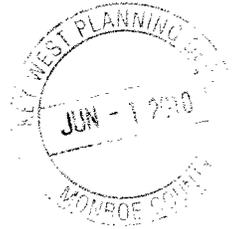


EXHIBIT B

FILE #1342401
BK#1846 PG#638

Permitted Exceptions

1. Real estate taxes and assessments for the year 2003 and subsequent years.
2. All matters that would be disclosed by a current survey and inspection of the Property.
3. Reservation as contained in the deed from The Trustees of the Internal Improvement Fund to Key West Improvement, Inc. recorded in Deed Book G-45, page 325.
4. Easement granted to the Utility Board of the City of Key West, Florida, recorded in O.R. Book 1146, page 216.
5. Easement granted to the City of Key West, Florida, recorded in O.R. Book 482, page 921.

All of the recorded documents referred to above have been recorded in the public records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
6803 Overseas Highway
Marathon, FL 33050

RCD Jun 29 2004 03:20PM
DANNY L KOLHAGE, CLERK



TERMINATION OF LEASE AGREEMENTS

29 THIS TERMINATION OF LEASE AGREEMENTS (this "Termination"), dated as of June 29, 2004, by THE FLENNER FAMILY LIMITED PARTNERSHIP and E&H FAMILY HOMES, INC., a Florida limited partnership and a Florida corporation, respectively (the "Long-Term Lessors").

Recitals

A. Long-Term Lessors have contemporaneously herewith transferred their respective fee simple interest in Parcels B and C, real property located in Key West, Florida and more particularly described in Exhibit "A" to this Termination.

B. Long-Term Lessors are the holders of the lessors' interest in the following lease agreements encumbering Parcels B and C:

1. As to Parcel B, that certain Lease-Purchase Agreement recorded in O.R. Book 561, page 623. Lessee's interest in said Leases having been assigned to Republic Bank, a Florida banking corporation, by that certain Assignment and Assumption of Ground Leases recorded in O.R. Book 1544, page 1753; and further assigned to Kennedy Building Associates, LLC, a Florida limited liability company, by that certain Assignment of Lease-Purchase Agreements recorded in O.R. Book 1846, Page 639; Lessor's interest in said Leases having been partially assigned to George Garcia by that certain Assignment of Lease-Purchase Agreement recorded in O.R. Book 834, Page 207, as corrected by Corrective Assignment of Lease-Purchase Agreement recorded in O.R. Book 1203, Page 1550 and thereafter said interest was assigned to Eagle Capital, Inc., a Florida corporation, Trustee by Assignment of Lease recorded in O.R. Book 1507, Page 544; said interest further assigned to Oxford Capital Corp., a Florida Corporation, Trustee and Eagle Capital, Inc., a Florida corporation, Trustee by Assignment of Lease recorded in O.R. Book 1507, Page 557.

2. As to Parcel C, that certain Lease-Purchase Agreement recorded in O.R. Book 761, page 106. Lessee's interest in said Leases having been assigned to Republic Bank, a Florida banking corporation by that certain Assignment and Assumption of Ground Leases recorded in O.R. Book 1544, page 1753, and further assigned to Kennedy Building Associates, LLC, a Florida limited liability company, by that certain Assignment of Lease-Purchase Agreements recorded in O.R. Book 1846, Page 639; Lessor's interest in said Leases having been partially assigned to George Garcia by that certain Assignment of Lease-Purchase Agreement recorded in O.R. Book 834, Page 207, as corrected by Corrective Assignment of Lease-Purchase Agreement recorded in O.R. Book 1203, Page 1550 and thereafter said interest was assigned to Eagle Capital, Inc., a Florida corporation, Trustee by Assignment of Lease recorded in O.R. Book 1507, Page 544; said interest further assigned to Oxford Capital Corp., a Florida Corporation, Trustee and Eagle Capital, Inc., a Florida corporation, Trustee by Assignment of Lease recorded in O.R. Book 1507, Page 557.

C. As a condition to the purchase of the fee simple interest to Parcel B and C, Long-Term Lessors have agreed to terminate the Parcel B Lease Agreement and Parcel C Lease Agreement.

Agreement

In consideration of the Recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Representations and Warranties. Long-Term Lessors represents and warrants that: (a) the above recitals are true and correct; (b) Long-Term Lessors are the current holders of all of the lessors' interest in the Parcel B Lease Agreement and Parcel C Lease Agreement; and (c) Long-Term Lessors are in good standing with the Secretary of State, State of Florida and have the unencumbered right to terminate Parcel B Lease Agreement and Parcel C Lease Agreement without the joinder or consent of any third parties.

2. Termination and Merger. Long-Term Lessors hereby terminate, cancel and otherwise release Parcel B Lease Agreement and Parcel C Lease Agreement. It is the intent of the parties that the fee simple interest and leasehold interest merge into the fee simple interest.

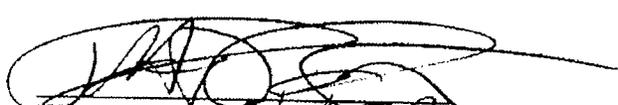
3. Covenants. Long-Term Lessors agree that they will take all actions reasonably required by the Long-Term Lessee, Kennedy Building Associates, LLC, a Florida limited liability company, to fully terminate Parcel B Lease Agreement and Parcel C Lease Agreement or otherwise further the intent of this Termination and to assure that the Long-Term Lessors have forever relinquished any interest in Parcel B Lease Agreement, Parcel C Lease Agreement, Parcel B and Parcel C.

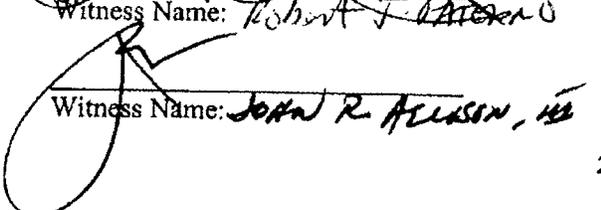
IN WITNESS WHEREOF, the undersigned have executed this Termination as of the date first above written.

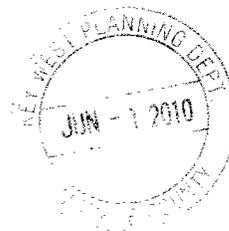
Address:
The Flenner Family Limited Partnership
84 Key Haven Road
Key West, Florida 33040

THE FLENNER FAMILY LIMITED
PARTNERSHIP, a Florida partnership

By: 
James A. Flenner, General Partner


Witness Name: Robert J. Peterson


Witness Name: Joan R. Flessner, III

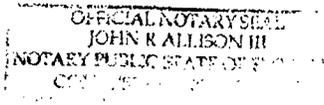


STATE OF FLORIDA)
)SS:
COUNTY OF MONROE)

FILE #1453826
BK#2020 PG#408

The foregoing instrument was acknowledged before me this ___ day of June, 2004, by JAMES A. FLENNER, as ^{general} partner of THE FLENNER FAMILY LIMITED PARTNERSHIP, a Florida partnership on behalf of such partnership. He is personally known to me or produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____



Address:
E&H Family Homes, Inc.
1322 Madison Street
Hollywood, Florida 33019
Attn:

E&H FAMILY HOMES, INC., a Florida corporation

By: [Signature]
Earl Lawrence, President

[Signature]
Witness Name:
[Signature]
Witness Name:

STATE OF FLORIDA)
)SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25 day of June, 2004, by EARL LAWRENCE, as President of E&H FAMILY HOMES, INC., a Florida corporation on behalf of that company. He is personally known to me or ~~produced~~ _____ as identification:

[Signature]
Notary Public; State of Florida
Print Name: SHARON C. REKTORIK
My Commission Expires: _____

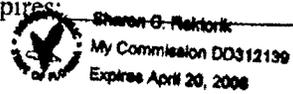


Exhibit A – Legal Description of Parcel B

FILE #1453826
BK#2020 PG#409

PARCEL B

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet to the Point of Beginning of the land being described herein; thence run South 52°25'40" West, for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 148.06 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 148.06 feet back to the Point of Beginning.



Exhibit A - Legal Description of Parcel C

FILE #1453826
BK#2020 PG#410

PARCEL C

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet; thence run South 52°25'40" West for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet to the Point of Beginning of the land being described herein; continue running South 21°10'40" East 200 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 198.61 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 198.61 feet to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS



MONROE COUNTY
OFFICIAL RECORDS

FILE #1453828
BK#2020 PG#417

DEED DOC STAMPS 8750.00
06/29/2004 *OK* DEP CLK

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
6803 Overseas Highway
Marathon, FL 33050

RCD Jun 29 2004 03:21PM
DANNY L KOLHAGE, CLERK

Alternate Key No. 1068489/ 1068471

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this ___ day of June, 2004, between THE FLENNER FAMILY LIMITED PARTNERSHIP, a Florida limited partnership, and JAMES A. FLENNER, AS TRUSTEE OF THE JAMES A. FLENNER REVOCABLE TRUST AGREEMENT, DATED FEBRUARY 6, 1985, AS AMENDED (hereinafter called "Grantors"), and KENNEDY BUILDING ASSOCIATES, LLC, a Florida limited liability company, having a mailing address of 1010 Kennedy Drive, Key West, Florida 33040 (hereinafter called "Grantee").

WITNESSETH:

That Grantors, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property lying in Monroe County, Florida:

An undivided fifty percent (50%) interest in Parcels B and C, as more particularly described in Exhibit A attached hereto.

This conveyance is subject to the following:

1. Real estate taxes and assessments for 2004 and all subsequent years;
2. Easements, conditions, and restrictions of record; and
3. Liens, claims and encroachments of record caused by or incurred by Grantors.

Grantor hereby fully warrants title to the Grantor's one-half interest in the aforescribed property and will defend same against all lawful claims by and through Grantor but no others.

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed as of the date first above written.

Address:
The Flenner Family Limited Partnership
84 Key Haven Road
Key West, Florida 33040
Attn: James A. Flenner

THE FLENNER FAMILY LIMITED
PARTNERSHIP, a Florida limited
partnership

By: *James A. Flenner*
James A. Flenner, General Partner

[Signature]
Witness Name: *Robert J. Flenner*

[Handwritten Signature]

Witness Name: John R. Allison, III

FILE #1453828
BK#2020 PG#418

STATE OF FLORIDA)
)SS:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 29 day of June, 2004, by James A. Flenner, as the general partner of THE FLENNER FAMILY LIMITED PARTNERSHIP, a Florida limited partnership on behalf of such partnership. He is personally known to me or produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

OFFICIAL NOTARY SEAL
JOHN R ALLISON III
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC955810
MY COMMISSION EXP. JULY 19, 2008

Address:
James A. Flenner, Trustee
84 Ken Haven Road
Key West, Florida 33040

[Handwritten Signature]

JAMES A. FLENNER, AS TRUSTEE
OF THE JAMES A. FLENNER
REVOCABLE TRUST AGREEMENT,
DATED FEBRUARY 6, 1985, AS
AMENDED

[Handwritten Signature]
Witness Name: Robert J. [unclear]

Witness Name: John R. Allison III

STATE OF FLORIDA)
)SS:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 29 day of June, 2004, by JAMES A. FLENNER, AS TRUSTEE OF THE JAMES A. FLENNER REVOCABLE TRUST AGREEMENT, DATED FEBRUARY 6, 1985, AS AMENDED nership. He is personally known to me or produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

OFFICIAL NOTARY SEAL
JOHN R ALLISON III
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC955810
MY COMMISSION EXP. JULY 19, 2008

KEY WEST, FLORIDA
JUN 29 2004

Exhibit A - Legal Description of Parcel B

FILE #1453828
BK#2020 PG#419

PARCEL B

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet to the Point of Beginning of the land being described herein; thence run South 52°25'40" West, for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 148.06 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 148.06 feet back to the Point of Beginning.

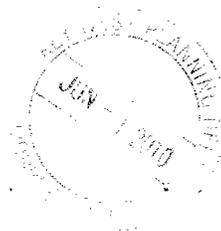


Exhibit A - Legal Description of Parcel C

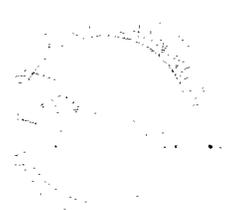
FILE #1453828
BK#2020 PG#420

PARCEL C

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet; thence run South 52°25'40" West for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet to the Point of Beginning of the land being described herein; continue running South 21°10'40" East 200 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 198.61 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 198.61 feet to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS



MONROE COUNTY
OFFICIAL RECORDS

FILE #1453829
BK#2020 PG#421

RCD Jun 29 2004 03:22PM
DANNY L KOLHAGE, CLERK

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
6803 Overseas Highway
Marathon, FL 33050

Alternate Key No. 1068489

SPECIAL WARRANTY DEED

DEED DOC STAMPS/ 8750.00
06/29/2004 DEP CLK

THIS SPECIAL WARRANTY DEED, made this 25 day of June, 2004, between E&H FAMILY HOMES, INC., a Florida corporation (hereinafter called "Grantor"), and KENNEDY BUILDING ASSOCIATES, LLC, a Florida limited liability company, having a mailing address of 1010 Kennedy Drive, Key West, Florida 33040 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property lying in Monroe County, Florida:

An undivided fifty percent (50%) interest in Parcels B and C, as more particularly described in Exhibit A attached hereto.

This conveyance is subject to the following:

1. Real estate taxes and assessments for 2004 and all subsequent years;
2. Easements, conditions, and restrictions of record; and
3. Liens, claims and encroachments of record caused by or incurred by Grantee.

Grantor hereby fully warrants title to the Grantor's one-half interest in the aforescribed property and will defend same against all lawful claims by and through Grantor but no others.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed as of the date first above written.

Address:
E&H Family Homes, Inc.
1322 Madison Street
Hollywood, Florida 33019

E&H FAMILY HOMES, INC., a Florida
corporation

By: 
Earl Lawrence, President

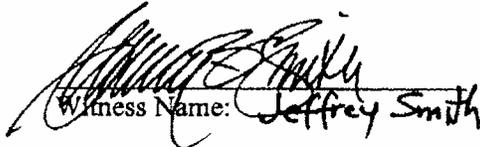

Witness Name: Jeffrey Smith



Exhibit A -- Legal Description of Parcel B

FILE #1453829
BK#2020 PG#423

PARCEL B

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet to the Point of Beginning of the land being described herein; thence run South 52°25'40" West, for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 148.06 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 148.06 feet back to the Point of Beginning.



Exhibit A - Legal Description of Parcel C

**FILE #1453829
BK#2020 PG#424**

PARCEL C

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet; thence run South 52°25'40" West for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet to the Point of Beginning of the land being described herein; continue running South 21°10'40" East 200 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 198.61 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 198.61 feet to the Point of Beginning.

**MONROE COUNTY
OFFICIAL RECORDS**



**Deed for
Parking Easement**

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
6803 Overseas Highway
Marathon, FL 33050

RCD Jun 29 2004 03:23PM
DANNY L KOLHAGE, CLERK

Parcel No. 8577044/1066471



WARRANTY DEED

THIS WARRANTY DEED, made this 29 day of June, 2004, between KENNEDY BUILDING ASSOCIATES, LLC, a Florida limited liability company (hereinafter called "Grantor"), and FLORIDA KEYS AQUEDUCT AUTHORITY, a special district of the State of Florida, having a mailing address of P.O. Box 1239, 1100 Kennedy Drive, Key West, Florida 33041-1239 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property lying in Monroe County, Florida, to wit:

Parcels A and C as more particularly described in Exhibit A attached hereto.

This conveyance is subject to real estate taxes and assessments for 2004 and all subsequent years; and easements, conditions, and restrictions of record, including the Easement Rights in favor of Grantor as set forth herein.

Grantor hereby reserves and Grantee, by acceptance of this Warranty Deed, does hereby grant the following easements rights ("Easement Rights") over Parcels A and C:

- A. Grantee acknowledges that Grantor requires a total of 129 parking spaces for the Building, 30 of which will be situated on Parcel B. Grantee shall provide Grantor with a total of 99 parking spaces either on the ground level of Parcels A or C or within a structure to be constructed by Grantee in the future. Until such time as Grantee commences construction of its intended improvements on Parcels A and C, Grantee shall have the continued right to use 32 parking spaces and Grantor shall be entitled to park only in all remaining parking spaces.
- B. It is the intent of the Parties that Grantor may, at its election and expense, re-stripe the parking lot in order to increase the current number of spaces to approximately 127 parking spaces, in which event Grantee shall have available 32 parking spaces and Grantor shall have available 95 parking spaces.
- C. At such time as Grantee constructs its improvements, it is the intent of the parties that Grantee shall have the flexibility to designate the location of Grantor's full 99 parking spaces within Parcels A and C, whether within parking levels of the improvements or on ground level; provided, however, Grantor's designated parking

- spaces shall be in closest proximity possible to Parcel B.
- D. Upon completion of the Grantee's improvements and final designation of Grantor's parking spaces, Grantor shall pay to Grantee a sum equal to the costs associated with paving for 99 spaces assuming that all 99 spaces were located on the ground level even if Grantee has elected to designate parking spaces within the parking level(s) of its intended improvements.
 - E. Once completed, Grantor shall have the obligation to maintain its designated parking spaces, including maintaining the area in a clean condition, re-striping or resurfacing, as needed, replacement of parking bumpers. Grantor shall have no responsibility for any structural components of Grantee's improvements whether or not such structural components are part of the designated parking area for Grantor.
 - F. Grantor shall have the obligation to pay any future ad valorem taxes assessed against Grantor's easement rights. Grantee shall cooperate with Grantor in any appeal of the assessed valuation by the County Tax Assessor.
 - G. Grantor shall have an easement to operate a drive-thru facility as currently situated on Parcel C, including reasonable access to the drive-thru facility over Parcels A and C. Grantor shall reduce the drive-thru facility, at Grantor's expense, from its current four lanes to only two lanes. Grantor shall modify the existing four-lane drive-thru facility located on Parcel C to a two-lane facility in accordance with the plans approved by Grantee, a copy of which is on file with the parties. Grantor shall complete the modification on or before Grantee is issued its certificate of occupancy for its improvements on Parcels A and C.
 - H. Grantor shall have an easement over the 10-foot strip of land within Parcel C adjacent to the existing Building located on Parcel B to benefit the Building and Parcel B, including, without limitation, reasonable access to the existing dumpsters situated on Parcel B that service the existing Building (it is anticipated that Grantor will make a reasonable attempt to relocate dumpster for access primarily, if not totally, through Parcel B).
 - I. At such time as Republic Bank (BB&T), its successors or assigns, terminates its leasehold interest in the Building and a subsequent long-term (not less than 5 years) tenant is obtained that does not require the drive-thru, the easement rights for the drive-thru area shall terminate. Grantee shall have the right to construct its improvements over the drive-thru facility provided the reasonable use of the drive-thru facility is not restricted.
 - J. Grantor shall maintain at all times general public liability insurance with a minimum single limit for personal injury of One Million Dollars (\$1,000,000) for any occurrence and Two Hundred Fifty Thousand Dollars (\$250,000) for property damage for any one occurrence. Such insurance shall name Grantee as an additional insurer.
 - K. The Easement Rights shall be fully assignable by Grantor as an appurtenance to Parcel B. There shall remain at all times a unity of title for the holder of the Easement Rights and the fee simple owner of Parcel B.
 - L. Anything herein to the contrary notwithstanding, the covenants, conditions, and easements of this Easement shall be covenants running with the land and shall be

Exhibit A - Legal Description of Parcel A

FILE #1453830
BK#2020 PG#429

PARCEL A

A parcel of land on the Island of Key West, Monroe County, Florida and being a part of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida;

Said parcel of land being described by metes and bounds and follows: Begin at the Southeast corner of said Parcel 14 and run thence South $68^{\circ}45'03''$ West along the South boundary of said Parcel 14, a distance of 191.88 feet to a point; thence North $21^{\circ}10'40''$ West, 67.35 feet to a point; thence North $52^{\circ}25'40''$ East, 200 feet to a point on the Westerly right of way boundary line of Kennedy Drive (13th Street), said point also being 123.56 feet Northerly of the Point of Beginning; thence South $21^{\circ}10'57''$ East along said Westerly right of way line of Kennedy Drive (13th Street), for a distance of 123.56 feet back to the Point of Beginning.

LESS

A parcel of land on the Island of Key West, Monroe County, Florida and being a part of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida;

Said parcel of land being described by metes and bounds as follows: Begin at the Southeast corner of said Parcel 14 and run thence South $68^{\circ}45'03''$ West along the South boundary of said Parcel 14, a distance of 191.68 feet to a point; thence North $21^{\circ}10'40''$ West, a distance of 42.00 feet to a point; thence North $68^{\circ}45'03''$ East, a distance of 191.68 feet to a point; thence South $21^{\circ}10'57''$ East, a distance of 42.00 feet to the Point of Beginning at the Southeast corner of said Parcel 14.

Exhibit A - Legal Description of Parcel B

FILE #1453830
BK#2020 PG#431

PARCEL B

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet to the Point of Beginning of the land being described herein; thence run South 52°25'40" West, for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 148.06 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 148.06 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Exhibit A - Legal Description of Parcel C

FILE #1453830
BK#2020 PG#430

PARCEL C

A parcel of land on the Island of Key West, Monroe County, Florida, more particularly described as follows:

Commence at the Northeast corner of Parcel 14, according to "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", as indicated and described; recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida and bear South 52°25'40" West for a distance of 103.96 feet; thence run South 36°27'42" East for a distance of 100 feet; thence run South 52°25'40" West for a distance of 50 feet; thence run South 31°30'53" East for a distance of 149.64 feet; thence run South 21°10'40" East for a distance of 51.04 feet to the Point of Beginning of the land being described herein; continue running South 21°10'40" East 200 feet; thence run North 52°25'40" East for a distance of 198.61 feet to the Westerly edge of an existing concrete sidewalk; the same being the Westerly right of way of 13th Street (as of October 6, 1973); thence run Northwesterly along said sidewalk and right of way for a distance of 200 feet to a point that bears North 52°25'40" East of and 198.61 feet from the Point of Beginning; thence run South 52°25'40" West for a distance of 198.61 feet to the Point of Beginning.

Survey

PCS Broadband Licenses

ULS License

PCS Broadband License - KNLG485 - New Cingular Wireless PCS, LLC

PA This license has pending applications: 0003228752, 0003222629, 0003188409, 0003163951, 0003147753, 0003140643, 0003139870, 0003139869, 0003139863, 0003139795, 0003127893, 0003126154, 0003125201, 0003125058, 0003123691, 0003120141, 0003119675, 0002795722, 0003090855, 0003090786, 0002909898, 0002892276, 0002884759, 0002881244, 0002881153, 0002881127, 0002844122, 0002839028, 0002824653, 0002795959, 0002795949, 0002795915, 0002795847, 0002795839, 0002795828, 0002795806

Call Sign	KNLG485	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	BTA293 - Miami-Ft. Lauderdale, FL	Channel Block	D
Submarket	0	Associated Frequencies (MHz)	001865.00000000-001870.00000000 001945.00000000-001950.00000000
Dates			
Grant	06/12/2007	Expiration	04/28/2017
Effective	06/12/2007	Cancellation	
Buildout Deadlines			
1st	04/28/2002	2nd	
Notification Dates			
1st	01/29/2002	2nd	

Licensee



FRN	0003291192	Type	Limited Liability Company
Licensee			
New Cingular Wireless PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN FCC GROUP		P:(469)229-7533 F:(469)229-7295	
Contact			
AT&T MOBILITY LLC KELLYE ABERNATHY 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024		P:(469)229-7422 F:(469)229-7297	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership The Applicant answered "No" to each of the Alien Ownership questions.			
Basic Qualifications The Applicant answered "No" to each of the Basic Qualification questions.			
Tribal Land Bidding Credits This license did not have tribal land bidding credits.			
Demographics			
Race			
Ethnicity		Gender	

ULS License

PCS Broadband License - WPVC979 - New Cingular Wireless PCS, LLC

Call Sign	WPVC979	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	MTA015 - Miami-Fort Lauderdale	Channel Block	A
Submarket	9	Associated Frequencies (MHz)	001850.00000000- 001865.00000000 001930.00000000- 001945.00000000
Dates			
Grant	07/07/2005	Expiration	06/23/2015
Effective	10/04/2006	Cancellation	
Buildout Deadlines			
1st	06/23/2000	2nd	06/23/2005
Notification Dates			
1st	06/20/2000	2nd	04/19/2005
Licensee			
FRN	0003291192	Type	Limited Liability Company
Licensee			
New Cingular Wireless PCS, LLC 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024 ATTN FCC GROUP		P:(469)229-7422 F:(469)229-7297 E:KELLYE.E.ABERNATHY@CINGULAR.COM	
Contact			
Cingular Wireless LLC Kellye E Abernathy Ms. 5601 LEGACY DRIVE, MS: A-3 PLANO, TX 75024		P:(469)229-7422 F:(469)229-7297 E:KELLYE.E.ABERNATHY@CINGULAR.COM	

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race			
Ethnicity		Gender	

ULS License

Cellular License - KNKN793 - NEW CINGULAR WIRELESS PCS, LLC

PA This license has pending applications: 0003977124

Call Sign KNKN793 Radio Service CL - Cellular

Status Active Auth Type Regular

Market

Market CMA370 - Florida 11 - Monroe Channel Block B

Submarket 0 Phase 2

Dates

Grant 10/06/2009 Expiration 10/01/2019

Effective 10/06/2009 Cancellation

Five Year Buildout Date

09/20/1995

Control Points

1 1841 NW 22ND STREET, FORT LAUDERDALE, FL
P: (954)486-1717

Licensee

FRN 0003291192 Type Limited Liability Company

Licensee

NEW CINGULAR WIRELESS PCS, LLC P:(469)229-7422
5601 LEGACY DRIVE, MS: A-3 F:(469)229-7297
PLANO, TX 75024 E:KELLYE.E.ABERNATHY@CINGULAR.COM
ATTN KELLYE E. ABERNATHY

Contact

AT&T MOBILITY LLC P:(469)229-7422
KELLYE E ABERNATHY F:(469)229-7297
5601 LEGACY DRIVE MS A-3 E:KA8805@ATT.COM
PLANO, TX 75025

Ownership and Qualifications

Radio Service Type Mobile

Regulatory Status Common Carrier Interconnected Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race

Ethnicity

Gender



Summary Dropped Call Analysis



AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

RE: Documentation in support of need for new AT&T site at or near the location of the proposed tower at 1010 Kennedy Dr. in Key West, FL.

Summary

AT&T has an existing and ongoing need for a new facility in the eastern half of the city of Key West to improve coverage and service experience for our customers in the vicinity. The proposed tower at 1010 Kennedy Dr. is in the correct location to meet AT&T's needs in the area. The proposed tower at 125' is lower than AT&T's optimum height of 145', but will meet AT&T's needs in the immediate area. Because the site is lower than optimum, there is a possibility that AT&T will require additional sites to properly serve our customers in the eastern half of the city. Lowering the proposed height any further will greatly reduce the probability of coverage towards the edges of the cell site coverage area and increase the chance that AT&T will require multiple additional sites.

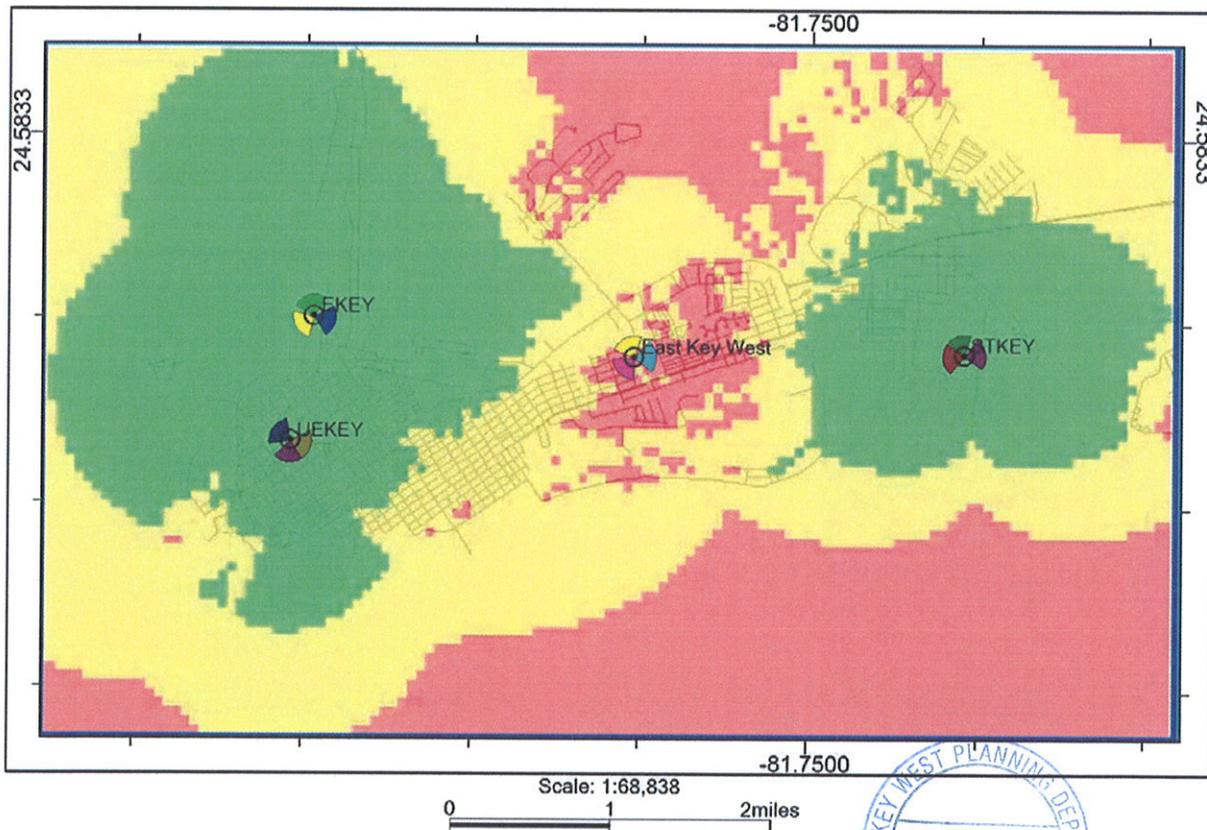
Below are two maps showing AT&T's current coverage on the island and a simulation of the coverage provided by the proposed tower.

Existing coverage:

Green = good outdoor and indoor service

Yellow = useable outdoor, marginal indoor service

Red = marginal outdoor, poor to no indoor service

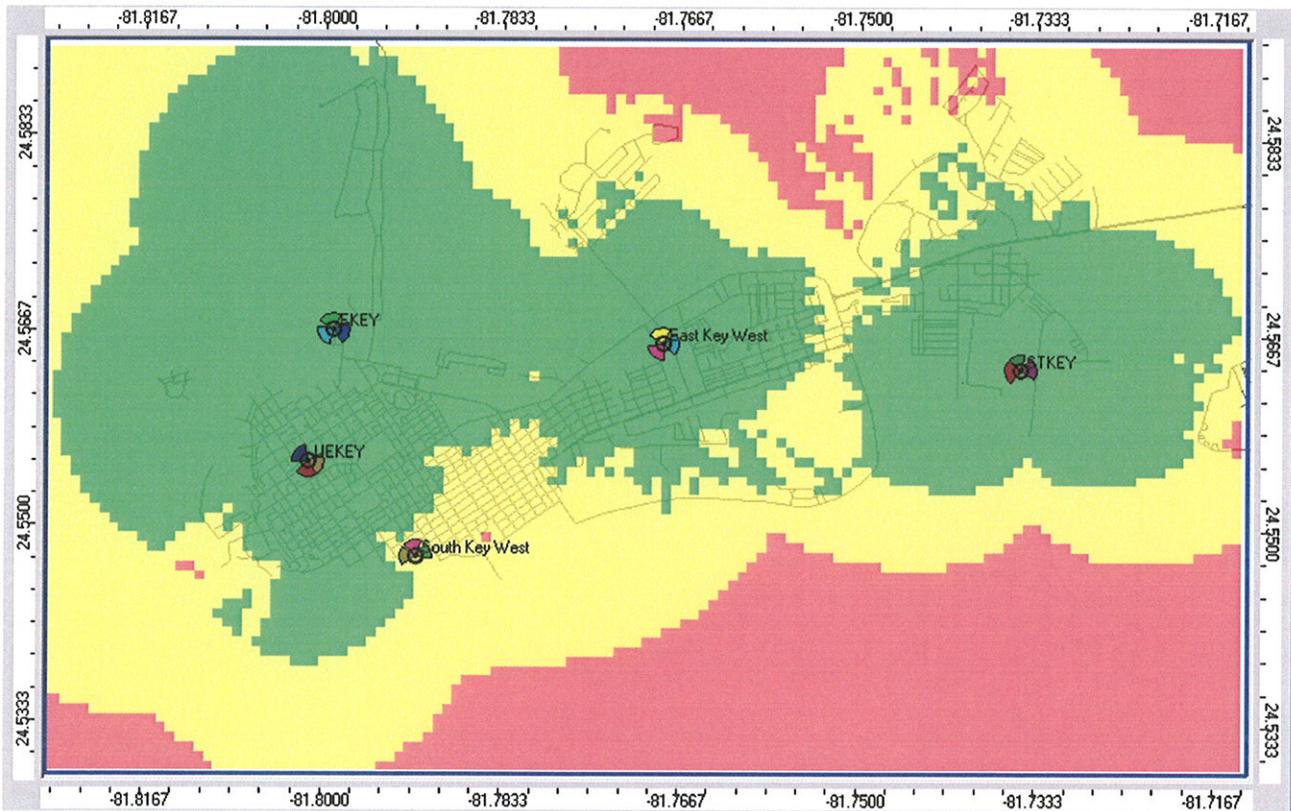




AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

Coverage with proposed site:

Green = good outdoor and indoor service
Yellow = useable outdoor, marginal indoor service
Red = marginal outdoor, poor to no indoor service



Sincerely,

Maiko Llanes, PE
RF Design Engineer
AT&T Mobility





AT&T Mobility
 5201 Congress Avenue
 Boca Raton, FL 33487

RE: Dropped call analysis in support of need for new AT&T site at or near the location of the proposed tower at 1010 Kennedy Dr. in Key West, FL.

Summary:

An analysis of dropped calls on the AT&T network was performed to provide additional justification of the need for a new wireless facility in the vicinity of the proposed tower at 1010 Kennedy Dr. In order to perform this study, the eastern (Beta) sector of AT&T's facility on the Coast Guard Base and the Western (Gamma) sector on AT&T's facility at the Stock Island power plant were selected, as these two sectors currently attempt to serve more than 95% of the area in question. Using these two sectors, switch data reports were run to determine the number of dropped calls per month using an average of the last four months of data. The dropped numbers were grouped by band and technology as shown below:

Sector/ Technology	Avg # dropped calls/ Month
Coast Guard Beta GSM	1910
Coast Guard Beta UMTS	5200
Stock Island Gamma GSM	1040
Stock Island Gamma UMTS	2800

The total number of dropped calls/ month on average is 10950. Because of the location of the proposed tower near the center of the weakest coverage area and the high usage density in the immediate vicinity, it is predicted that at least 75% of the dropped calls on these two sectors occur within the coverage area of the proposed site. Even using an extremely conservative figure of 50%, more than 5000 dropped calls a month have the potential to be remedied by the introduction of a new facility in the vicinity of the proposed tower.

Sincerely,

Maiko Llanes, PE
 RF Design Engineer
 AT&T Mobility



FAA Filing Pending



Federal Aviation Administration

The system will be going offline at 6 am ET on Saturday, April 24 2010 for about an hour for maintenance. We apologize for any inconvenience.

« OE/A/

Notice of Proposed Construction or Alteration - Off Airport

Project Name: RICK -000144288-10

Sponsor: Rick Suarez

Details for Case : East Key West

Show Project Summary



Case Status

ASN: 2010-ASO-2039-OE

Status: Accepted

Date Accepted: 04/15/2010

Date Determined:

Letters: None

Documents: 04/15/2010 East Key West

Construction / Alteration Information

Notice Of: Construction

Duration: Permanent

if Temporary : Months: Days:

Work Schedule - Start:

Work Schedule - End:

State Filing:

Structure Summary

Structure Type: Monopole

Structure Name: East Key West

FCC Number:

Prior ASN: 2010-ASO-1435-OE

Structure Details

Latitude: 24° 33' 56.63" N

Longitude: 81° 46' 5.28" W

Horizontal Datum: NAD83

Site Elevation (SE): 3 (nearest foot)

Structure Height (AGL): 130 (nearest foot)

Requested Marking/Lighting: None

Other :

Recommended Marking/Lighting:

Current Marking/Lighting: N/A New Structure

Other :

Nearest City: Key West

Nearest State: Florida

Description of Location: 1010 Kennedy Drive

Description of Proposal: Refiling due to the GE being wrong on 2010-ASO-1435-OE.

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERF
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dB
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

Specific Frequencies



Federal Aviation Administration

The system will be going offline at 6 am ET on Saturday, April 24 2010 for about an hour for maintenance. We apologize for any inconvenience.

« OE/AJ

Notice of Proposed Construction or Alteration - Off Airport

Project Name: RICK -000144288-10

Sponsor: Rick Suarez

Details for Case : East Key West

Show Project Summary

Case Status

ASN: 2010-ASO-2040-OE

Status: Accepted

Date Accepted: 04/15/2010

Date Determined:

Letters: None

Documents: 04/15/2010 East Key West

Construction / Alteration Information

Notice Of: Construction

Duration: Temporary

if Temporary : Months: 12 Days: 0

Work Schedule - Start:

Work Schedule - End:

State Filing:

Structure Summary

Structure Type: Crane

Structure Name: East Key West

FCC Number:

Prior ASN: 2010-ASO-1436-OE

Structure Details

Latitude: 24° 33' 56.63" N

Longitude: 81° 46' 5.28" W

Horizontal Datum: NAD83

Site Elevation (SE): 3 (nearest foot)

Structure Height (AGL): 150 (nearest foot)

Requested Marking/Lighting: None

Other :

Recommended Marking/Lighting:

Current Marking/Lighting: N/A New Structure

Other :

Nearest City: Key West

Nearest State: Florida

Description of Location: 1010 Kennedy Drive

Description of Proposal: Refiling due to the GE being wrong on 2010-ASO-1436-OE.

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERF
----------	-----------	-----------	-----	-----

Specific Frequencies



AT&T Mobility
5201 Congress Avenue
Boca Raton, FL 33487

May 14, 2010

To Whom It May Concern:

Pursuant to certain FAA Rules & Regulations, FAR 77.13 (a) (1) or 77.13 (a) (1), AT&T Mobility hereby certifies that the proposed tower, to be located at 1010 Kennedy Drive, Key West, Florida 33040 will require FAA notification.

An FAA and FCC analysis using coordinates and ground elevation from a certified 1A survey was used to obtain the most accurate and precise information to determine the requirements for compliance standards.

The current pending FAA filings for both the tower structure and the crane are 2010-ASO-2039 and 2010-ASO-2040 and an approximate FAA timeline is 45 days.

AT&T Mobility takes a very proactive role in meeting and exceeding all the FAA & FCC requirements for wireless communications facilities and all internal compliance processes must be met completely before any construction and/or operations are initiated.

If you have any questions or concerns, feel free to contact me.

Sincerely,

Anita Brommer



Anita Brommer
Regulatory/Compliance Analyst
AT&T Mobility
South Florida Market
Office 561-995-3590
Anita.brommer@att.com

* Federal Airways & Airspace *
* Summary Report *

Airspace Specialist: Your Name

File: EASTKEYWEST

Location: Key West, FL
Distance: .5 Statute Miles
Direction: 245° (true bearing)

Latitude: 24°-33'-56.6" Longitude:
81°-46'-05.3"

SITE ELEVATION AMSL..... 3 ft.
STRUCTURE HEIGHT.....130 ft.
OVERALL HEIGHT AMSL.....133 ft.

NOTICE CRITERIA

- FAR 77.13(a)(1): NNR (DNE 200 ft AGL)
- FAR 77.13(a)(2): NR (Exceeds Notice Slope, Maximum: 38 ft.)
- FAR 77.13(a)(3): NNR (Not a Traverse Way)
- FAR 77.13(a)(4): PNR (Circling Approach Area)
- FAR 77.13(a)(4): PNR Exceeds EYW Rwy 09, TERPS analysis required.
- FAR 77.13(a)(4): PNR Exceeds NQX Rwy 07, TERPS analysis required.
- FAR 77.13(a)(5): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR procedure)

Notice to the FAA is required because height exceeds Notice Slope criteria.

Possible notice is required. Height exceeds FAA IFR screening criteria.

The maximum height to avoid notice is: 2.7 ft AMSL.

OBSTRUCTION STANDARDS

- FAR 77.23(a)(1): DNE 500 ft AGL
- FAR 77.23(a)(2): DNE - Airport Surface
- FAR 77.25(a): DNE - Horizontal Surface
- FAR 77.25(b): DNE - Conical Surface
- FAR 77.25(c): DNE - Primary Surface
- FAR 77.25(d): DNE - Approach Surface
- FAR 77.25(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: EYW: KEY WEST INTL

Type: A RD: 3542.957 RE: 3

- FAR 77.23(a)(1): DNE
- FAR 77.23(a)(2): DNE - Height Less Than 200 feet AGL.
- VFR Horizontal Surface: DNE
- VFR Conical Surface: DNE
- VFR Approach Slope: DNE
- VFR Transitional Slope: DNE

The structure is within VFR - Traffic Pattern Airspace
Climb/Descent Area.

Structures exceeding the greater of 350' AGL, 77.23(a)(2), or VFR
horizontal

and conical surfaces will receive a hazard determination from the
FAA.

Maximum AMSL of Climb/Descent Area is 353 feet.

VFR TRAFFIC PATTERN AIRSPACE FOR: NQX: KEY WEST NAS /BOCA CHICA FIE

Type: A RD: 22753.59 RE: 3.9

FAR 77.23(a)(1): DNE

FAR 77.23(a)(2): DNE - Height Less Than 200 feet AGL.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Approach Slope: DNE

VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.23(a)(3) Departure Surface Criteria (40:1)

The Maximum Height Permitted is 91 ft AMSL

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.23(a)(4) MOCA Altitude Enroute Criteria

The Maximum Height Permitted is 300 ft AMSL



PRIVATE LANDING FACILITIES

ARP FAA	FACIL	BEARING	RANGE	DELTA
ELEVATION IFR	IDENT TYP NAME	To FACIL	IN NM	
	7FA0 HEL FLORIDA KEYS MEMORIAL HOSPIT	50.35	1.7	+128
	No Impact to Private Landing Facility Structure is beyond notice limit by 5329 feet.			

AIR NAVIGATION ELECTRONIC FACILITIES

ANGLE	FAC	ST	DIST	DELTA	ST	LOCATION	
	IDNT	TYPE	AT	FREQ	VECTOR	(ft) ELEVA	
.51	EYW	ATCT	ON		135.32	5934 +53	FL KEY WEST INTL
0.00	FIS	NDB	ON	0332.	223.83	8759 NA	FL FISH HOOK
.54	EYW	VORTAC	ON	0113.5	304.3	13006 +123	FL KEY WEST
STATION	BYX		ON		62.42	24295 +123	FL NAVAL AIR
	.29						

FCC AM PROOF-OF-PERFORMANCE

REQUIRED: Structure is near a FCC licensed AM radio
station Proof-of-Performance is required. Please
review AM Station Report for details.

Nearest AM Station: WKIZ @ 2037 meters.

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Copyright © 1989 - 2010

05-14-2010
16:35:43





Structural Design and Fall Radius



Structural Design Report
125' Monopole
located at: East Key West, FL



prepared for: NSORO LLC
by: Sabre Towers & Poles™

Job Number: 10-04137

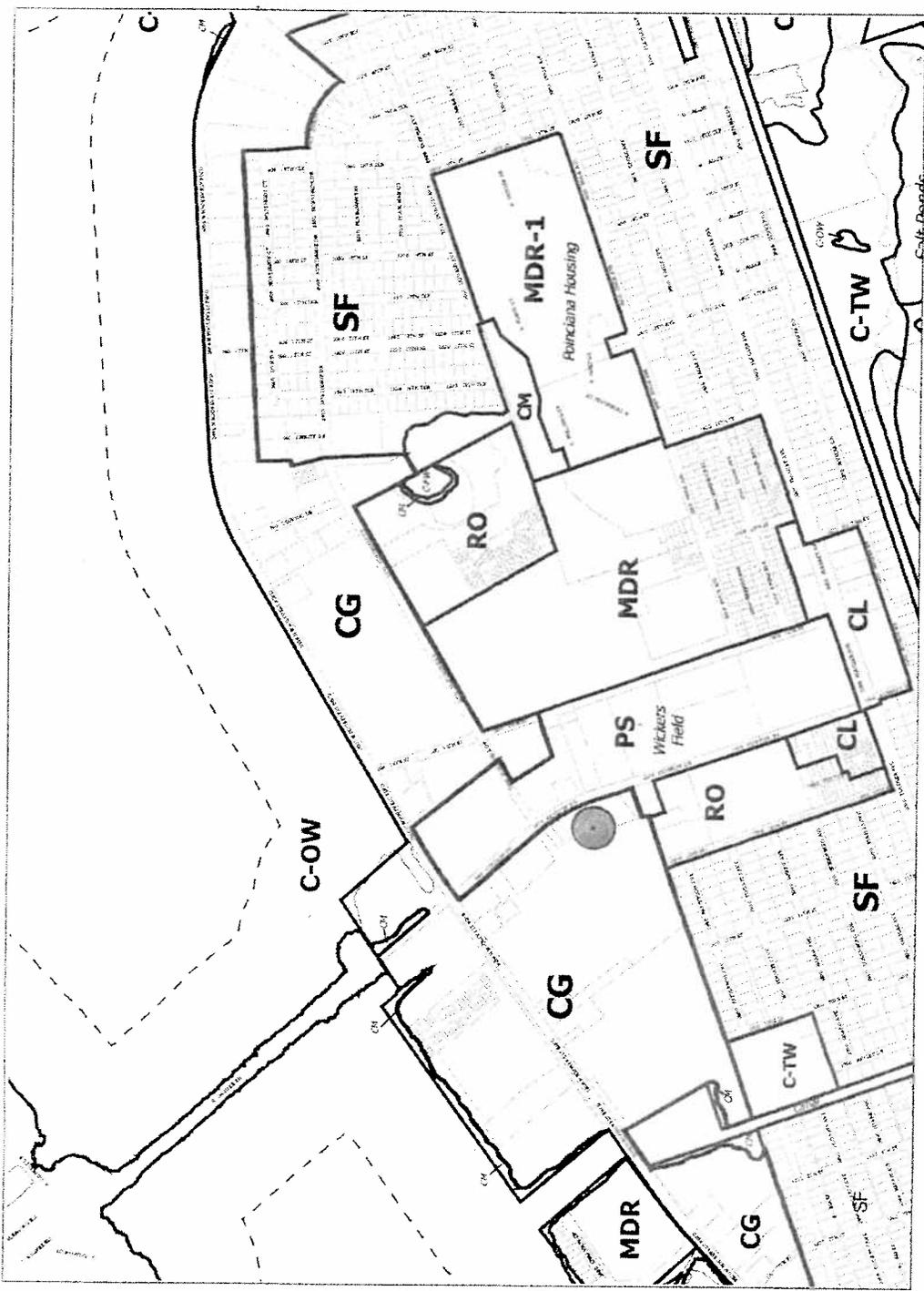
April 19, 2010

Monopole Profile.....	1
Foundation Design Summary.....	2
Pole Calculation.....	C1-C6
Foundation Calculations.....	A1-A10

Monopole by MAC

Foundation by PAB

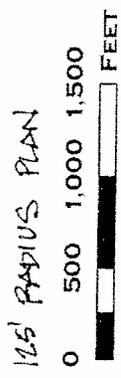
Approved by KJT



ZONING MAP OF THE CITY OF KEY WEST

PLATE 5 OF 8.

Not official version. Please contact the Planning Department or City Clerk for the official version.



125' RADIUS PLAN

MAY 13 2010
 HAWAII COUNTY

POLE SPECIFICATIONS	
POLE HEIGHT	124.00 FEET
TAPER	3030 IN/FT
POLE SHAPE	18 SIDED POLYGON
ORIENTATION	FLAT-FLAT

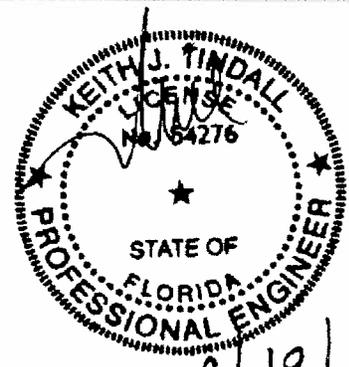
LEV	QTY	Elev	FL	Future	DESCRIPTION
1	1	119.00	F		12' Low Profile Platform (R)
	9	121.00	F		800 10123
	18	121.00	F		CBC819-DF
2	1	109.00	F		12' Low Profile Platform (R)
	9	109.00	F		DBXLH-8585B-VTM.
	12	109.00	F		ETB19G8-12UB
3	1	99.00	F		12' Low Profile Platform (R)
	9	99.00	F		DBXLH-8585B-VTM.
	12	99.00	F		ETB19G8-12UB
4	1	89.00	F		12' Low Profile Platform (R)
	9	89.00	F		DBXLH-8585B-VTM.
	12	89.00	F		ETB19G8-12UB

Load Case	DESCRIPTION	Wind (mph)	OLF	Rad. Vert	Ice	Factors Gust	CF	Wind (psf)
1)	3s Gusted Wind	150.0	1.20			1.10	.65	96.3
2)	3s Gusted Wind 0.9	150.0	.90			1.10	.65	96.3
3)	3s Gusted Wind&Ice	30.0	1.20			1.10	.65	2.4
4)	Service Loads	60.0	1.00			1.10	.65	8.6

Load Case	DESCRIPTION	Res. Axial (kips)	Base Shear (kips)	React. Mom (ft-k)	Disp. DEFL. (ft)	Top SWAY (deg)
1)	3s Gusted Wind	43.5	63.2	5570	10.0	8.82
2)	3s Gusted Wind 0.9	33.0	63.2	5525	9.9	8.70
3)	3s Gusted Wind&Ice	41.8	1.6	140	.3	.22
4)	Service Loads	34.8	5.7	498	.9	.79

Sec	LENGTH (ft)	Flat-Flat TOP#	Flat-Flat BOT#	THICK (in)	WEIGHT (lbs)	STEEL SPEC	FINISH
1	26.25	17.00	24.95	.1875	1400	A572-65	Galv
2	53.50	23.52	39.73	.3750	7400	A572-65	Galv
3	53.25	37.31	53.45	.4375	13900	A572-65	Galv
					TOTAL	22700	
ABolt Cluster		Bolt#	Hole#				
AB	84.00	2.25	2.625		2700	A615-75	Galv-18"

- 1) FULL HEIGHT STEP BOLTS
- 2) ANTENNA FEED LINES RUN INSIDE POLE
- 3) THE MONOPOLE WAS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G, STRUCTURE CLASS II, EXPOSURE CATEGORY C, TOPOGRAPHIC CATEGORY 1.



4/19/10

NSORO LLC

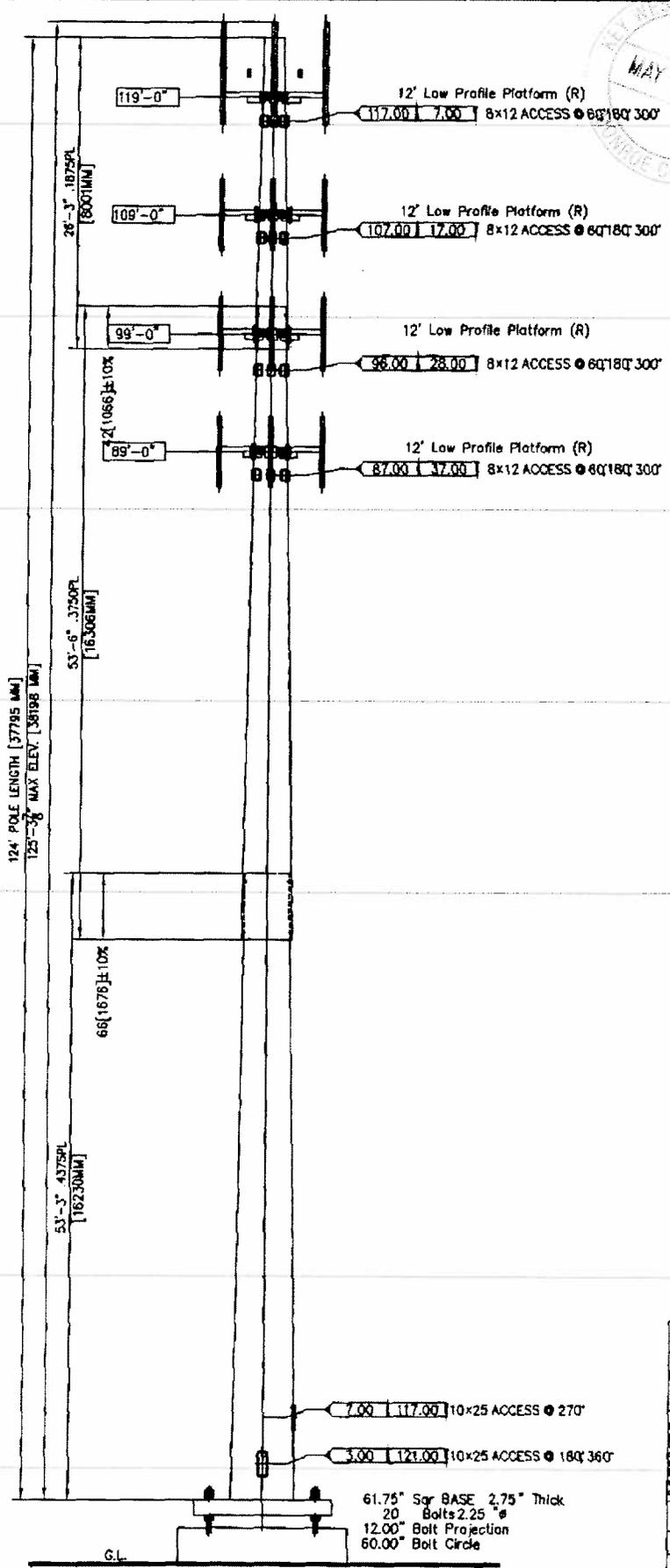
East Key West, FL

125.00 MONOPOLE



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10-04137	SIZE	DRAWING NO.	REV
DATE	16Apr10	A	10-04137-PE
DRAWN BY	-	REFERENCE DRAWING	SCALE
CHECKED BY	HAC	N.T.S.	PAGE 1

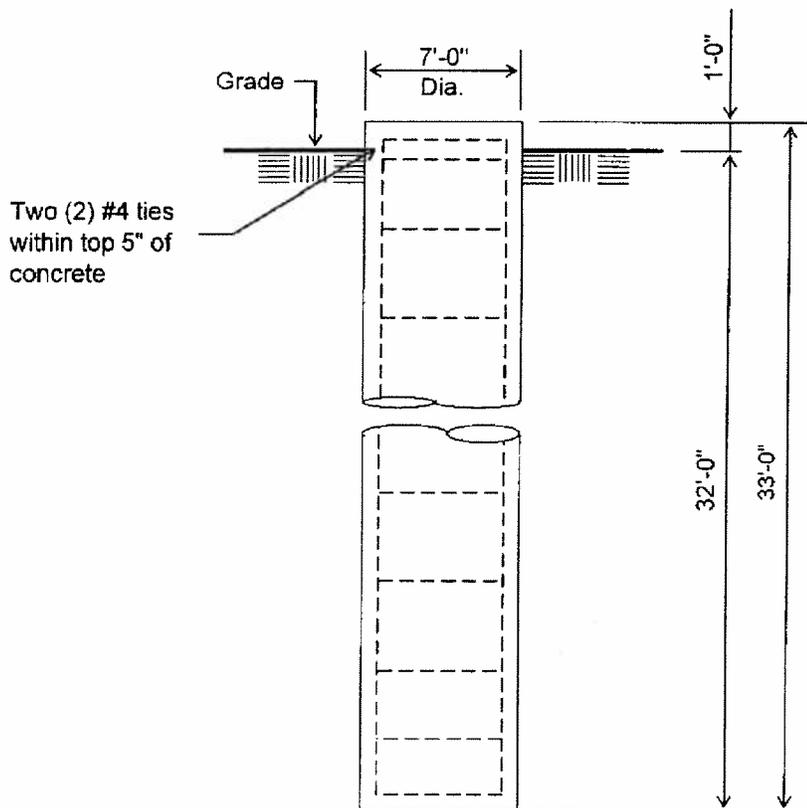


61.75" Sq BASE 2.75" Thick
 20 Bolts 2.25" ø
 12.00" Bolt Projection
 60.00" Bolt Circle

G.L.

Customer: NSORO LLC
Site: East Key West, FL

125' Monopole at
 150 mph Wind with no ice per ANSI/TIA-222-G-2005.
 Antenna Loading per Page 1
PRELIMINARY - NOT FOR CONSTRUCTION



ELEVATION VIEW
 (47.04 Cu. Yds. each)
 (1 REQUIRED; NOT TO SCALE)

Notes:

- 1). Concrete shall have a minimum 28-day compressive strength of 4000 PSI, in accordance with ACI 318-05.
- 2). Rebars to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation is based on presumptive sand soil as defined in ANSI/TIA-222-G-2005. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
- 6). The foundation is based on the following factored loads:
 Moment (kip-ft) = 5570.83
 Axial (kips) = 43.45
 Shear (kips) = 63.208

Rebar Schedule per Pier	
Pier	(34) #10 vertical rebar w/#4 ties, two within top 5" of pier then 12" C/C

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SABRE COMMUNICATIONS CORP

2101 Murray Street
Sioux City, IA 51101

JOB: 10-04137

NSORO LLC
East Key West, FL

16-Apr-10 12:55

Ph 712.258.6690

Fx 712.258.8250

TOP	DIAMETER	17.00 in.	[17.26 in. Point-Point]
BOTTOM	DIAMETER	53.45 in.	[54.27 in. Point-Point]
POLE	HEIGHT	124.00 ft.	18 SIDED FLAT ORIENTATION
BASE	HEIGHT	1.00 ft.	ABOVE GROUND
E-MODULUS		29000 ksi	[12000 ksi SHEAR MODULUS]

APPURTENANCES

ATTACH POINTS:	NO.	X,ft	Qty	Description	Status
	1	119.00	1	12' Low Profile Platform (R)	Future Appurt
	2	109.00	1	12' Low Profile Platform (R)	Future Appurt
	3	99.00	1	12' Low Profile Platform (R)	Future Appurt
	4	89.00	1	12' Low Profile Platform (R)	Future Appurt

Some wind forces may have been derived from full-scale wind tunnel tests.

Pole Section	Bottom X,ft.	Thick in.	Connect Type	LAP in.	Taper in/ft	Length ft.	Weight lbs	Steel Spec	Pole Finish
1	26.25	.18750	SLIP-JNT	42.	.3030	26.25	1105	A572-65	GALVANIZE
2	76.25	.37500	SLIP-JNT	66.	.3030	53.50	6770	A572-65	GALVANIZE
3	124.00	.43750	C-WELD		.3030	53.25	11307	A572-65	GALVANIZE

SECTION PROPERTIES

X,ft	UP,ft	D,in	T,in	Area in ²	Iz in ⁴	IxIy in ⁴	SxSy in ³	w/t	d/t	F _y (ksi)	
124.00	.00	17.00	.1875	10.01	714	357	41.4	14.22	90.7	65.00	TOP
119.00	5.00	18.51	.1875	10.91	926	463	49.3	15.65	98.7	65.00	P01
114.00	10.00	20.03	.1875	11.81	1176	588	57.8	17.07	106.8	65.00	
109.00	15.00	21.54	.1875	12.71	1464	732	66.9	18.50	114.9	65.00	P02
104.00	20.00	23.06	.1875	13.61	1798	899	76.8	19.92	123.0	65.00	
101.25	22.75	23.89	.1875	14.11	2004	1002	82.6	20.71	127.4	65.00	Slip-B01
99.00	25.00	24.20	.3750	28.36	4068	2034	165.5	9.62	64.5	65.00	P03
97.75	26.25	24.58	.3750	28.81	4264	2132	170.8	9.79	65.5	65.00	Slip-T02
92.75	31.25	26.09	.3750	30.61	5116	2558	193.1	10.51	69.6	65.00	
89.00	35.00	27.23	.3750	31.96	5824	2912	210.6	11.04	72.6	65.00	P04
84.00	40.00	28.74	.3750	33.77	6866	3433	235.2	11.75	76.7	65.00	
79.00	45.00	30.26	.3750	35.57	8026	4013	261.2	12.47	80.7	65.00	
74.00	50.00	31.77	.3750	37.37	9308	4654	288.5	13.18	84.7	65.00	
69.00	55.00	33.29	.3750	39.18	10722	5361	317.2	13.89	88.8	65.00	
64.00	60.00	34.80	.3750	40.98	12272	6136	347.2	14.60	92.8	65.00	
59.00	65.00	36.32	.3750	42.78	13964	6982	378.6	15.31	96.9	65.00	
54.00	70.00	37.83	.3750	44.59	15804	7902	411.4	16.03	100.9	65.00	
53.25	70.75	38.06	.3750	44.86	16094	8047	416.4	16.13	101.5	65.00	Slip-B02
48.25	75.75	38.83	.4375	53.31	19846	9923	503.4	13.89	88.7	65.00	
47.75	76.25	38.98	.4375	53.52	20082	10041	507.4	13.95	89.1	65.00	Slip-T03
42.75	81.25	40.49	.4375	55.62	22544	11272	548.3	14.56	92.6	65.00	
37.75	86.25	42.01	.4375	57.72	25202	12601	590.8	15.17	96.0	65.00	
32.75	91.25	43.52	.4375	59.83	28058	14029	634.9	15.78	99.5	65.00	
27.75	96.25	45.04	.4375	61.93	31122	15561	680.5	16.39	102.9	65.00	
22.75	101.25	46.55	.4375	64.04	34404	17202	727.8	17.00	106.4	65.00	
17.75	106.25	48.07	.4375	66.14	37904	18952	776.6	17.61	109.9	65.00	
12.75	111.25	49.58	.4375	68.24	41638	20819	827.0	18.22	113.3	65.00	
7.75	116.25	51.10	.4375	70.35	45610	22805	879.0	18.83	116.8	65.00	
2.75	121.25	52.61	.4375	72.45	49824	24912	932.6	19.44	120.3	65.00	
.00	124.00	53.45	.4375	73.61	52248	26124	962.7	19.78	122.2	65.00	BASE

SABRE COMMUNICATIONS CORP
 2101 Murray Street
 Sioux City, IA 51101

JOB: 10-04137
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 East Key West, FL

16-Apr-10 12:55
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 Ex 712.258.8250

CASE - 1: 3s Gusted Wind

ANSI-TIA-222-G

WIND OLF	1.60	GUSTED WIND (3sec)	150.0 mph	241.4 kph
VERTICAL OLF	1.20	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	96.3 psf	4608.4 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.95	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES

Sabre Areas

#	Qty	Description	Center Line Elev-Ft	WEIGHT each Lbs	AREA each Ft^2	Tx-CABLE			FORCES			MOM. Lg-X Ft-K
						Type	Qty	#/Ft	WIND Psf	Tra-Y Kips	Ax-Z Kips	
1	1	12' Low Profile Platform (R)	119.0	1239	104.1				126.7	13.20	-1.5	-3.3
	9	800 10123	121.0	72		1 5/8"	18	1.04127.1				-3.5
	18	CBC819-DF	121.0	4		None	1	.00127.1				-1
2	1	12' Low Profile Platform (R)	109.0	1239	67.4				124.4	8.39	-1.5	-2.1
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18	1.04124.4				-2.9
	12	ETB19G8-12UB	109.0	20		None	1	.00124.4				-1.3
3	1	12' Low Profile Platform (R)	99.0	1239	67.4				122.0	8.23	-1.5	-2.1
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18	1.04121.9				-2.7
	12	ETB19G8-12UB	99.0	20		None	1	.00121.9				-1.3
4	1	12' Low Profile Platform (R)	89.0	1239	67.4				119.3	8.05	-1.5	-2.0
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18	1.04119.2				-2.5
	12	ETB19G8-12UB	89.0	20		None	1	.00119.2				-1.3

RESULTS

X, ft	Kzt	WIND psf	ICE in	FORCES, kips			MOMENTS, ft-kips			F'y ksi	Inter 4.8.2
				ShearX	ShearY	AxialZ	BendX	BendY	TorqZ		
124.00	1.00	83.04	.00	.0	.01	-1	.0	.0	.0	82.55	.000
119.00	1.00	82.33	.00	.0	14.48	-3.3	-4.9	.0	.0	82.55	.021
114.00	1.00	81.59	.00	.0	15.49	-3.6	-78.9	.0	.0	81.30	.229
109.00	1.00	80.83	.00	.0	25.21	-7.4	-158.4	.0	.0	79.62	.408
104.00	1.00	80.05	.00	.0	25.79	-7.8	-284.5	.0	.0	77.95	.645
101.25	1.00	79.60	.00	.0	26.18	-8.1	-355.4	.0	.0	77.02	.756
99.00	1.00	79.23	.00	.0	35.22	-11.8	-416.3	.0	.0	82.55	.413
97.75	1.00	79.02	.00	.0	35.77	-12.4	-460.4	.0	.0	82.55	.442
92.75	1.00	78.16	.00	.0	36.52	-13.3	-639.3	.0	.0	82.55	.542
89.00	1.00	77.49	.00	.0	45.78	-17.4	-778.2	.0	.0	82.55	.606
84.00	1.00	76.56	.00	.0	46.64	-18.4	-1006.7	.0	.0	82.55	.700
79.00	1.00	75.59	.00	.0	47.53	-19.5	-1240.0	.0	.0	82.55	.775
74.00	1.00	74.57	.00	.0	48.44	-20.6	-1478.3	.0	.0	82.55	.836
69.00	1.00	73.50	.00	.0	49.37	-21.8	-1720.0	.0	.0	82.55	.885
64.00	1.00	72.36	.00	.0	50.32	-23.0	-1966.7	.0	.0	82.55	.923
59.00	1.00	71.15	.00	.0	51.29	-24.3	-2218.3	.0	.0	82.55	.955
54.00	1.00	69.86	.00	.0	51.85	-25.1	-2475.0	-1.1	.0	82.55	.980
53.25	1.00	69.66	.00	.0	52.44	-26.1	-2514.2	-1.1	.0	82.41	.986
48.25	1.00	68.25	.00	.0	52.99	-27.2	-2775.8	-1.1	.0	82.55	.898
47.75	1.00	68.11	.00	.0	53.56	-28.3	-2802.5	-1.1	.0	82.55	.900
42.75	1.00	66.57	.00	.0	54.58	-30.0	-3070.8	-1.1	.0	82.55	.913
37.75	1.00	64.89	.00	.0	55.58	-31.6	-3343.3	-1.1	.0	82.55	.922
32.75	1.00	63.03	.00	.0	56.58	-33.2	-3620.8	-1.1	.0	82.55	.929
27.75	1.00	60.94	.00	.0	57.60	-34.8	-3904.2	-1.1	.0	82.11	.940
22.75	1.00	58.54	.00	.0	58.65	-36.4	-4191.7	-1.1	.0	81.39	.952
17.75	1.00	55.70	.00	.0	59.73	-38.1	-4485.0	-1.1	.0	80.67	.963
12.75	1.00	53.21	.00	.0	60.84	-39.9	-4784.2	-1.1	.0	79.95	.974
7.75	1.00	53.21	.00	.0	61.98	-41.6	-5088.3	-1.1	.0	79.23	.983
2.75	1.00	53.21	.00	.0	62.88	-43.0	-5398.3	-1.1	.0	78.51	.992
.00	1.00	53.21	.00	.0	63.21	-43.5	-5570.8	.1	.0	78.12	.997

DISPLACEMENTS

ELEV X, ft	DEFLECTION feet			ROTATION, degrees					
	X	Y	Z	X	Y	Z			
124.00	.00	10.00	-.56	10.00	< 8.06%>	-8.82	.00	.00	8.82

SABRE COMMUNICATIONS CORP
 2101 Murray Street
 Sioux City, IA 51101

JOB: 10-04137
NSORO LLC
 East Key West, FL

16-Apr-10 12:55
 Ph 712.258.6690
 Fx 712.258.8250

CASE - 2: 3s Gusted Wind 0.9 Dead

ANSI-TIA-222-G

WIND OLF	1.60	GUSTED WIND (3sec)	150.0 mph	241.4 kph
VERTICAL OLF	.90	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	96.3 psf	4608.4 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.95	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES

Sabre Areas

#	Qty	Description	Center Line Elev-Ft	WEIGHT each Lbs	AREA each Ft^2	Tx-CABLE			WIND Psf	FORCES		MOM. Lg-X Ft-K
						Type	Qty	#/Ft		Tra-Y Kips	Ax-Z Kips	
1	1	12' Low Profile Platform (R)	119.0	1239	104.1				126.7	13.20	-1.1	-3.3
	9	800 10123	121.0	72		1 5/8"	18	1.04127.1				-2.6
	18	CBC819-DF	121.0	4		None	1	.00127.1				-1
2	1	12' Low Profile Platform (R)	109.0	1239	67.4				124.4	8.39	-1.1	-2.1
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18	1.04124.4				-2.2
	12	ETBI9G8-12UB	109.0	20		None	1	.00124.4				-2
3	1	12' Low Profile Platform (R)	99.0	1239	67.4				122.0	8.23	-1.1	-2.1
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18	1.04121.9				-2.0
	12	ETBI9G8-12UB	99.0	20		None	1	.00121.9				-2
4	1	12' Low Profile Platform (R)	89.0	1239	67.4				119.3	8.05	-1.1	-2.0
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18	1.04119.2				-1.9
	12	ETBI9G8-12UB	89.0	20		None	1	.00119.2				-2

RESULTS

X, ft	Kzt	WIND psf	ICE in	FORCES, kips			MOMENTS, ft-kips			F'y ksi	Inter 4.8.2
				ShearX	ShearY	AxialZ	BendX	BendY	TorqZ		
124.00	1.00	83.04	.00	.0	.00	-1	.0	.0	.0	82.55	.000
119.00	1.00	82.33	.00	.0	14.27	-2.0	-4.9	.0	.0	82.55	.020
114.00	1.00	81.59	.00	.0	15.28	-2.2	-77.8	.0	.0	81.30	.224
109.00	1.00	80.83	.00	.0	24.82	-4.8	-156.3	.0	.0	79.62	.399
104.00	1.00	80.05	.00	.0	25.41	-5.1	-280.4	.0	.0	77.95	.633
101.25	1.00	79.60	.00	.0	25.80	-5.4	-350.3	.0	.0	77.02	.742
99.00	1.00	79.23	.00	.0	34.69	-7.9	-410.4	.0	.0	82.55	.405
97.75	1.00	79.02	.00	.0	35.23	-8.4	-453.8	.0	.0	82.55	.434
92.75	1.00	78.16	.00	.0	35.99	-9.1	-629.9	.0	.0	82.55	.532
89.00	1.00	77.49	.00	.0	45.12	-12.0	-766.8	.0	.0	82.55	.595
84.00	1.00	76.56	.00	.0	46.01	-12.8	-992.5	.0	.0	82.55	.688
79.00	1.00	75.59	.00	.0	46.92	-13.7	-1222.5	.0	.0	82.55	.762
74.00	1.00	74.57	.00	.0	47.86	-14.7	-1456.7	.0	.0	82.55	.822
69.00	1.00	73.50	.00	.0	48.82	-15.6	-1696.7	.0	.0	82.55	.870
64.00	1.00	72.36	.00	.0	49.80	-16.7	-1940.8	.0	.0	82.55	.909
59.00	1.00	71.15	.00	.0	50.81	-17.7	-2189.2	.0	.0	82.55	.940
54.00	1.00	69.86	.00	.0	51.39	-18.3	-2443.3	.0	.0	82.55	.966
53.25	1.00	69.66	.00	.0	51.99	-19.2	-2481.7	.0	.0	82.55	.971
48.25	1.00	68.25	.00	.0	52.56	-20.0	-2741.7	.0	.0	82.55	.885
47.75	1.00	68.11	.00	.0	53.15	-20.9	-2768.3	.0	.0	82.55	.887
42.75	1.00	66.57	.00	.0	54.19	-22.3	-3034.2	.0	.0	82.55	.900
37.75	1.00	64.89	.00	.0	55.24	-23.5	-3305.0	.0	.0	82.55	.910
32.75	1.00	63.03	.00	.0	56.28	-24.8	-3580.8	.0	.0	82.55	.917
27.75	1.00	60.94	.00	.0	57.35	-26.1	-3862.5	.0	.0	82.11	.928
22.75	1.00	58.54	.00	.0	58.44	-27.4	-4149.2	.0	.0	81.39	.940
17.75	1.00	55.70	.00	.0	59.57	-28.8	-4441.7	.0	.0	80.67	.952
12.75	1.00	53.21	.00	.0	60.73	-30.2	-4739.2	.0	.0	79.95	.962
7.75	1.00	53.21	.00	.0	61.93	-31.6	-5043.3	.0	.0	79.23	.972
2.75	1.00	53.21	.00	.0	62.87	-32.7	-5352.5	.0	.0	78.51	.982
.00	1.00	53.21	.00	.0	63.20	-33.0	-5525.8	.0	.0	78.12	.987

DISPLACEMENTS

ELEV X, ft	DEFLECTION feet			ROTATION, degrees		
	X	Y	Z	X	Y	Z
124.00	.00	9.88	-.54	9.88 < 7.97% >	-8.70	.00

MAY 10 2010

CASE - 3: 3s Gusted Wind&Ice **ANSI-TIA-222-G**

WIND OLF	1.00	GUSTED WIND (3sec)	30.0 mph	48.3 kph
VERTICAL OLF	1.20	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	2.4 psf	115.2 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.95	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES **Sabre Areas**

#	Qty	Description	Center WEIGHT		AREA	Tx-CABLE			FORCES			MOM. Lg-X Ft-K
			Elev-Ft	Lbs		Type	Qty	#/Ft	WIND Psf	Tra-Y Kips	Ax-Z Kips	
- 1	1	12' Low Profile Platform (R)	119.0	1239	104.1				3.2	.33	-1.5	-.1
	9	800 10123	121.0	72		1 5/8"	18	1.04	3.2			-3.5
	18	CBC819-DF	121.0	4		None	1	.00	3.2			-.1
- 2	1	12' Low Profile Platform (R)	109.0	1239	67.4				3.1	.21	-1.5	-.1
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18	1.04	3.1			-2.9
	12	ETB19G8-12UB	109.0	20		None	1	.00	3.1			-.3
- 3	1	12' Low Profile Platform (R)	99.0	1239	67.4				3.0	.21	-1.5	-.1
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18	1.04	3.0			-2.7
	12	ETB19G8-12UB	99.0	20		None	1	.00	3.0			-.3
- 4	1	12' Low Profile Platform (R)	89.0	1239	67.4				3.0	.20	-1.5	-.1
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18	1.04	3.0			-2.5
	12	ETB19G8-12UB	89.0	20		None	1	.00	3.0			-.3

RESULTS

X, ft	Kzt	WIND psf	ICE in	FORCES, kips			MOMENTS, ft-kips			F'y ksi	Inter 4.8.2
				ShearX	ShearY	AxialZ	BendX	BendY	TorqZ		
124.00	1.00	2.08	.00	.0	.00	-1.1	.0	.0	.0	82.55	.000
119.00	1.00	2.06	.00	.0	.37	-5.4	-.1	.0	.0	82.55	.007
114.00	1.00	2.04	.00	.0	.39	-5.6	-2.0	.0	.0	81.30	.012
109.00	1.00	2.02	.00	.0	.64	-10.6	-4.0	.0	.0	79.62	.022
104.00	1.00	2.00	.00	.0	.65	-10.8	-7.2	.0	.0	77.95	.027
101.25	1.00	1.99	.00	.0	.66	-11.1	-9.0	.0	.0	77.02	.030
99.00	1.00	1.98	.00	.0	.89	-15.8	-10.5	.0	.0	82.55	.018
97.75	1.00	1.98	.00	.0	.90	-16.3	-11.6	.0	.0	82.55	.019
92.75	1.00	1.95	.00	.0	.92	-17.0	-16.1	.0	.0	82.55	.021
89.00	1.00	1.94	.00	.0	1.15	-21.9	-19.6	.0	.0	82.55	.024
84.00	1.00	1.91	.00	.0	1.17	-22.5	-25.4	.0	.0	82.55	.026
79.00	1.00	1.89	.00	.0	1.20	-23.3	-31.3	.0	.0	82.55	.028
74.00	1.00	1.86	.00	.0	1.22	-24.0	-37.3	.0	.0	82.55	.030
69.00	1.00	1.84	.00	.0	1.24	-24.8	-43.3	.0	.0	82.55	.031
64.00	1.00	1.81	.00	.0	1.26	-25.7	-49.6	.0	.0	82.55	.031
59.00	1.00	1.78	.00	.0	1.29	-26.5	-55.9	.0	.0	82.55	.032
54.00	1.00	1.75	.00	.0	1.30	-27.1	-62.3	.0	.0	82.55	.033
53.25	1.00	1.74	.00	.0	1.32	-27.9	-63.3	.0	.0	82.41	.033
48.25	1.00	1.71	.00	.0	1.33	-28.7	-69.9	.0	.0	82.55	.030
47.75	1.00	1.70	.00	.0	1.34	-29.7	-70.5	.0	.0	82.55	.030
42.75	1.00	1.66	.00	.0	1.37	-31.1	-77.3	.0	.0	82.55	.030
37.75	1.00	1.62	.00	.0	1.39	-32.2	-84.1	.0	.0	82.55	.031
32.75	1.00	1.58	.00	.0	1.42	-33.5	-91.1	.0	.0	82.55	.031
27.75	1.00	1.52	.00	.0	1.45	-34.7	-98.2	.0	.0	82.11	.031
22.75	1.00	1.46	.00	.0	1.47	-36.0	-105.4	.0	.0	81.39	.031
17.75	1.00	1.39	.00	.0	1.50	-37.4	-112.8	.0	.0	80.67	.032
12.75	1.00	1.33	.00	.0	1.53	-38.8	-120.3	.0	.0	79.95	.032
7.75	1.00	1.33	.00	.0	1.56	-40.2	-127.9	.0	.0	79.23	.033
2.75	1.00	1.33	.00	.0	1.58	-41.4	-135.7	.0	.0	78.51	.033
.00	1.00	1.33	.00	.0	1.59	-41.8	-140.0	.0	.0	78.12	.033

DISPLACEMENTS

ELEV X, ft	DEFLECTION feet			ROTATION, degrees				
	X	Y	Z	XY-Result	X	Y	Z	XY-Result
124.00	.00	.25	.00	.25< .20%>	-.22	.00	.00	.22



SABRE COMMUNICATIONS CORP
 2101 Murray Street
 Sioux City, IA 51101

JOB: 10-04137
NSORO LLC
 East Key West, FL

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 Fx 712.258.8250

CASE - 4: Service Loads

ANSI-TIA-222-G

WIND OLF	1.00	GUSTED WIND (3sec)	60.0 mph	96.6 kph
VERTICAL OLF	1.00	EXP-CAT/STRUC CLASS	C-II	
DESIGN ICE	.00 in	EXP-POWER COEFF.	.2105	
GUST FACTOR (Gh)	1.10	REFERENCE HEIGHT	900.0 ft	
FORCE COEFF (Cf)	.65	PRESSURE @ 32.7 ft	8.6 psf	412.3 Pa
IMPORTANCE FAC (I)	1.00	BASE ABOVE Grd	1.0	
DIRECTION FAC (Kd)	.85	CREST HEIGHT	.0 ft	
TOPOGRAPHIC CAT	1			

APPURTENANCES

Sabre Areas

#	Qty	Description	Center		AREA	Tx-CABLE		WIND	FORCES		MOM.
			Line Elev-Ft	each Lbs		Type	Qty #/Ft		Psf	Tra-Y Kips	
1	1	12' Low Profile Platform (R)	119.0	1239	104.1			11.3	1.18	-1.2	-3
	9	800 10123	121.0	72		1 5/8"	18 1.04	11.4		-2.9	
	18	CBC819-DF	121.0	4		None	1 .00	11.4		-1	
2	1	12' Low Profile Platform (R)	109.0	1239	67.4			11.1	.75	-1.2	-2
	9	DBXLH-8585B-VTM.	109.0	44		1 5/8"	18 1.04	11.1		-2.4	
	12	ETB19G8-12UB	109.0	20		None	1 .00	11.1		-2	
3	1	12' Low Profile Platform (R)	99.0	1239	67.4			10.9	.74	-1.2	-2
	9	DBXLH-8585B-VTM.	99.0	44		1 5/8"	18 1.04	10.9		-2.2	
	12	ETB19G8-12UB	99.0	20		None	1 .00	10.9		-2	
4	1	12' Low Profile Platform (R)	89.0	1239	67.4			10.7	.72	-1.2	-2
	9	DBXLH-8585B-VTM.	89.0	44		1 5/8"	18 1.04	10.7		-2.1	
	12	ETB19G8-12UB	89.0	20		None	1 .00	10.7		-2	

RESULTS

X, ft	Kzt	WIND psf	ICE in	--- FORCES, kips ---			--- MOMENTS, ft-kips ---			F'y ksi	Inter 4.8.2
				ShearX	ShearY	AxialZ	BendX	BendY	TorqZ		
124.00	1.00	7.43	.00	.0	.00	-.1	.0	.0	.0	82.55	.000
119.00	1.00	7.37	.00	.0	1.30	-4.5	-.4	.0	.0	82.55	.007
114.00	1.00	7.30	.00	.0	1.39	-4.7	-7.1	.0	.0	81.30	.025
109.00	1.00	7.23	.00	.0	2.26	-8.8	-14.2	.0	.0	79.62	.045
104.00	1.00	7.16	.00	.0	2.31	-9.0	-25.5	.0	.0	77.95	.066
101.25	1.00	7.12	.00	.0	2.34	-9.2	-31.9	.0	.0	77.02	.076
99.00	1.00	7.09	.00	.0	3.15	-13.1	-37.3	.0	.0	82.55	.043
97.75	1.00	7.07	.00	.0	3.20	-13.6	-41.3	.0	.0	82.55	.045
92.75	1.00	6.99	.00	.0	3.27	-14.2	-57.2	.0	.0	82.55	.054
89.00	1.00	6.93	.00	.0	4.09	-18.2	-69.7	.0	.0	82.55	.061
84.00	1.00	6.85	.00	.0	4.17	-18.8	-90.1	.0	.0	82.55	.069
79.00	1.00	6.76	.00	.0	4.25	-19.4	-110.9	.0	.0	82.55	.076
74.00	1.00	6.67	.00	.0	4.33	-20.0	-132.2	.0	.0	82.55	.081
69.00	1.00	6.58	.00	.0	4.41	-20.7	-153.8	.0	.0	82.55	.085
64.00	1.00	6.47	.00	.0	4.50	-21.4	-175.9	.0	.0	82.55	.089
59.00	1.00	6.37	.00	.0	4.59	-22.1	-198.4	.0	.0	82.55	.092
54.00	1.00	6.25	.00	.0	4.64	-22.6	-221.3	.0	.0	82.55	.094
53.25	1.00	6.23	.00	.0	4.69	-23.3	-224.8	.0	.0	82.41	.094
48.25	1.00	6.11	.00	.0	4.74	-23.9	-248.3	.0	.0	82.55	.086
47.75	1.00	6.09	.00	.0	4.79	-24.7	-250.6	.0	.0	82.55	.087
42.75	1.00	5.96	.00	.0	4.88	-25.9	-274.5	.0	.0	82.55	.087
37.75	1.00	5.81	.00	.0	4.97	-26.9	-298.9	.0	.0	82.55	.088
32.75	1.00	5.64	.00	.0	5.07	-27.9	-323.8	.0	.0	82.55	.089
27.75	1.00	5.45	.00	.0	5.16	-28.9	-349.2	.0	.0	82.11	.090
22.75	1.00	5.24	.00	.0	5.26	-30.0	-374.9	.0	.0	81.39	.091
17.75	1.00	4.98	.00	.0	5.36	-31.2	-401.3	.0	.0	80.67	.092
12.75	1.00	4.76	.00	.0	5.46	-32.3	-428.0	.0	.0	79.95	.093
7.75	1.00	4.76	.00	.0	5.57	-33.5	-455.3	.0	.0	79.23	.094
2.75	1.00	4.76	.00	.0	5.65	-34.5	-483.2	.0	.0	78.51	.095
.00	1.00	4.76	.00	.0	5.68	-34.8	498.7	.0	.0	78.12	.095

DISPLACEMENTS

ELEV X, ft	DEFLECTION feet			XY-Result	ROTATION, degrees			MicroW Allow
	X	Y	Z		X	Y	Z	
124.00	.00	.90	-.01	.90< .72%>	-.79	.00	.00	.79



SABRE COMMUNICATIONS CORP
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SHAPE: 18 SIDED POLYGON with FLAT-FLAT ORIENTATION
 BOLTS: QUADRANT SPACED BOLTS 6.00 in. ON CENTER
 LOCATE:

POLE DATA

DIAMETER = 53.45 in.	BASE ACTIONS	AXIAL FORCE= -43.5 kips	Vert
PLATE = .4375 in.		SHEAR X = 44.7 kips	Long
TAPER = .3030 in/ft		SHEAR Y = 44.7 kips	Tran
POLE Fy = 65.00 ksi		X-AXIS MOM = 3938.6 ft-kips	Tran
		Y-AXIS MOM = 3938.6 ft-kips	Long
		Z-AXIS MOM = .0 ft-kips	Vert

DESIGN CASE = 1 3s Gusted Wind

Design: ANY Orientation Reactions at 45.00 deg to X-AXIS

BOLT LOADS

AXIAL - COMPRESSION	= 225.01 kips	
AXIAL - TENSION	= 220.66 kips	
SHEAR	= 4.47 kips	
AXIAL STRESS	= 69.23 ksi	
SHEAR STRESS	= 1.46 ksi	
YIELD STRENGTH Fy	= 75.00 ksi	
ULT. STRENGTH Fu	= 100.00 ksi	Interaction
ALLOW STRESS Fa [.80 x 1.00]	= 80.00 ksi	.902 TIA-G
SHEAR Fv [.80 x .40]	= 32.00 ksi	
TENSION AREA REQUIRED	= 2.81 in ²	
TENSION AREA FURNISHED	= 3.25 in ²	
ROOT AREA FURNISHED	= 3.07 in ²	

A615 :: ANCHOR BOLT DESIGN USED

20 Bolts on a	60.000 in. Bolt Circle	SHIP
2.250 in. Diameter	67.13 in. Embedded	(lbs)
12.00 in. Exposed	84.00 in. Total Length	2670

CONCRETE - Fc= 4000 psi

ANCHOR BOLTS are STRAIGHT w\ UPLIFT NUT

BASE PLATE

[Bend Model: 1/4 Circ]
 YIELD STRENGTH = 50.0 ksi
 BEND LINE WIDTH = 42.4 in.
 PLATE MOMENT = 3397.0 in-k
 THICKNESS REQD = 2.668 in.
 BENDING STRESS = 42.4 ksi
 ALLOWABLE STRESS = 45.0 ksi
 [Fy x .90 x 1.00]

BASE PLATE USED

2.75 in. THICK	SHIP
61.75 in. SQUARE	(lbs)
41.00 in. CENTER HOLE	1545
14.00 in. CORNER CLIP	

LOAD CASE SUMMARY

LC	FORCES- (kips)			MOMENTS- (ft-k)			ABolt-Str		Plate-Str		Design Code
	Axial	ShearX	ShearY	X-axis	Y-axis	TorQ	Allow	Actual	Allow		
1	43.5	44.7	44.7	3939	3939	0	.902	75.00	42.37	45.00	TIA-G
2	33.0	44.7	44.7	3907	3907	0	.893	75.00	41.93	45.00	TIA-G
3	41.8	1.1	1.1	98	98	0	.030	75.00	1.46	45.00	TIA-G
4	34.8	4.0	4.0	352	352	0	.087	75.00	4.10	45.00	TIA-G



LPILE Plus for windows, Version 5.0 (5.0.39)

Analysis of Individual Piles and Drilled Shafts
Subjected to Lateral Loading Using the p-y Method

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This program is licensed to:

Rob Beacom
Sabre Towers and Poles

Path to file locations: C:\Progra~1\Ensoft\LpileP5\
Name of input data file: 1004137P.1pd
Name of output file: 1004137P.1po
Name of plot output file: 1004137P.1pp
Name of runtime file: 1004137P.1pr

Time and Date of Analysis

Date: April 19, 2010 Time: 10:55:45

Problem Title

125' Monopole NSORO LLC East Key West, FL (10-04137) 4-19-10 REB

Program Options

Units Used in Computations - US Customary Units: Inches, Pounds

Basic Program Options:

Analysis Type 3:

- Computation of Nonlinear Bending Stiffness and Ultimate Bending Moment Capacity with Pile Response Computed Using Nonlinear EI

Computation Options:

- Only internally-generated p-y curves used in analysis
- Analysis does not use p-y multipliers (individual pile or shaft action only)
- Analysis assumes no shear resistance at pile tip
- Analysis for fixed-length pile or shaft only
- No computation of foundation stiffness matrix elements
- Output summary table of values for pile-head deflection, maximum bending moment, and shear force only
- Analysis assumes no soil movements acting on pile
- No additional p-y curves to be computed at user-specified depths

Solution Control Parameters:

- Number of pile increments = 100
- Maximum number of iterations allowed = 300
- Deflection tolerance for convergence = 1.0000E-05 in



- Maximum allowable deflection = 1.0000E+03 in

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Printing Options:

- Only summary tables of pile-head deflection, maximum bending moment, and maximum shear force are to be printed in output file.

Pile Structural Properties and Geometry

Pile Length = 396.00 in
Depth of ground surface below top of pile = 12.00 in
Slope angle of ground surface = .00 deg.

Structural properties of pile defined using 2 points

Point	Depth X in	Pile Diameter in	Moment of Inertia in**4	Pile Area Sq.in	Modulus of Elasticity lbs/Sq.in
1	0.0000	84.00000000	2443920.	5541.8000	3604997.
2	396.0000	84.00000000	2443920.	5541.8000	3604997.

Please note that because this analysis makes computations of ultimate moment capacity and pile response using nonlinear bending stiffness that the above values of moment of inertia and modulus of are not used for any computations other than total stress due to combined axial loading and bending.

Soil and Rock Layering Information

The soil profile is modelled using 1 layers

Layer 1 is sand, p-y criteria by Reese et al., 1974
Distance from top of pile to top of layer = 12.000 in
Distance from top of pile to bottom of layer = 612.000 in
p-y subgrade modulus k for top of soil layer = 35.000 lbs/in**3
p-y subgrade modulus k for bottom of layer = 35.000 lbs/in**3

(Depth of lowest layer extends 216.00 in below pile tip)

Effective Unit weight of Soil vs. Depth

Effective unit weight of soil with depth defined using 2 points

Point No.	Depth X in	Eff. Unit weight lbs/in**3
1	12.00	.06370
2	612.00	.06370

Shear Strength of Soils



Shear strength parameters with depth defined using 2 points

Point No.	Depth X in	Cohesion c lbs/in**2	Angle of Friction Deg.	E50 or k _{rm}	RQD %
1	12.000	.00000	30.00	-----	-----
2	612.000	.00000	30.00	-----	-----

Notes:

- (1) Cohesion = uniaxial compressive strength for rock materials.
- (2) Values of E50 are reported for clay strata.
- (3) Default values will be generated for E50 when input values are 0.
- (4) RQD and k_{rm} are reported only for weak rock strata.

Loading Type

Static loading criteria was used for computation of p-y curves.

Pile-head Loading and Pile-head Fixity Conditions

Number of loads specified = 1

Load Case Number 1

Pile-head boundary conditions are Shear and Moment (BC Type 1)

Shear force at pile head = 84277.333 lbs

Bending moment at pile head = 89133280.000 in-lbs

Axial load at pile head = 57933.333 lbs

Non-zero moment at pile head for this load case indicates the pile-head may rotate under the applied pile-head loading, but is not a free-head (zero moment) condition.

Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

Number of sections = 1

Pile Section No. 1

The sectional shape is a circular drilled shaft (bored pile).

Outside Diameter = 84.0000 in

Material Properties:

Compressive Strength of Concrete = 4.000 kip/in**2

Yield Stress of Reinforcement = 60. kip/in**2

Modulus of Elasticity of Reinforcement = 29000. kip/in**2

Number of Reinforcing Bars = 34



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Area of Single Bar = 1.27000 in**2
 Number of Rows of Reinforcing Bars = 17
 Area of Steel = 43.180 in**2
 Area of Shaft = 5541.769 in**2
 Percentage of Steel Reinforcement = .779 percent
 Cover Thickness (edge to bar center) = 4.135 in

Unfactored Axial Squash Load Capacity = 21286.00 kip

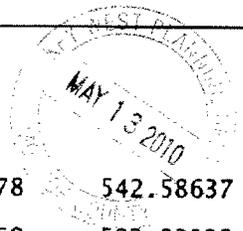
Distribution and Area of Steel Reinforcement

Row Number	Area of Reinforcement in**2	Distance to Centroidal Axis in
1	2.540	37.703
2	2.540	36.420
3	2.540	33.895
4	2.540	30.217
5	2.540	25.509
6	2.540	19.933
7	2.540	13.678
8	2.540	6.958
9	2.540	0.000
10	2.540	-6.958
11	2.540	-13.678
12	2.540	-19.933
13	2.540	-25.509
14	2.540	-30.217
15	2.540	-33.895
16	2.540	-36.420
17	2.540	-37.703



Axial Thrust Force = 57933.33 lbs

Bending Max. Steel Moment Stress in-lbs psi	Bending Stiffness lb-in2	Bending Curvature rad/in	Maximum Strain in/in	Neutral Axis Position inches	Max. Concrete Stress psi
6102486.765.12658	9.763978E+12	6.250000E-07	.00002907	46.51040572	103.32472
12153807.1451.99021	9.723046E+12	.00000125	.00005544	44.35142773	195.53436
18150102.2137.80248	9.680055E+12	.00000188	.00008177	43.61243302	286.30991
24095547.2825.72563	9.638219E+12	.00000250	.00010818	43.27205139	376.03082
29986518.3512.06179	9.595686E+12	.00000313	.00013453	43.05031067	464.25520
29986518.6185.78634	7.996405E+12	.00000375	.00008559	22.82268065	295.00153
29986518.7266.54819	6.854061E+12	.00000438	.00009813	22.43018836	336.94284
29986518.8342.20637	5.997304E+12	.00000500	.00011086	22.17101687	379.20225
29986518.9424.36420	5.330936E+12	.00000563	.00012335	21.92959446	420.40515
29986518.10506.13208	4.797843E+12	.00000625	.00013587	21.73860794	461.37058
29986518.11587.50770	4.361675E+12	.00000688	.00014839	21.58431369	502.09787



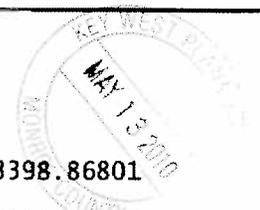
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29986518. 12668.48821	3.998202E+12	.00000750	.00016093	21.45755178		542.58637
29986518. 13749.07242	3.690648E+12	.00000813	.00017348	21.35197359		582.83528
29986518. 14829.25698	3.427031E+12	.00000875	.00018605	21.26305300		622.84400
29986518. 15909.03997	3.198562E+12	.00000938	.00019863	21.18746549		662.61176
29986518. 16988.41878	2.998652E+12	.00001000	.00021123	21.12272018		702.13789
29986518. 18067.39162	2.822260E+12	.00001063	.00022384	21.06690949		741.42160
29986518. 19145.95537	2.665468E+12	.00001125	.00023646	21.01855391		780.46222
29986518. 20216.00949	2.525180E+12	.00001188	.00024937	20.99999875		820.14370
29986518. 21283.18254	2.398921E+12	.00001250	.00026239	20.99124688		859.83461
29986518. 22360.51489	2.284687E+12	.00001313	.00027506	20.95663744		898.12511
29986518. 23437.39585	2.180838E+12	.00001375	.00028774	20.92630631		936.17300
29986518. 24513.82031	2.086019E+12	.00001438	.00030043	20.89970773		973.97772
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60000.00000						
94599715.	3.511822E+11	.00026938	.00377125	14.00000042	3370.96159	
60000.00000						
94818096.	3.455785E+11	.00027438	.00384125	14.00000042	3380.58329	
60000.00000						

Unfactored (Nominal) Moment Capacity at Concrete Strain of 0.003 = 93281.03539 in-kip

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 Computed Values of Load Distribution and Deflection
 for Lateral Loading for Load Case Number 1



Pile-head boundary conditions are Shear and Moment (BC Type 1)
 Specified shear force at pile head = 84277.333 lbs
 Specified moment at pile head = 89133280.000 in-lbs
 Specified axial load at pile head = 57933.333 lbs

Non-zero moment for this load case indicates the pile-head may rotate under the applied pile-head loading, but is not a free-head (zero moment) condition.

Output Verification:

Computed forces and moments are within specified convergence limits.

Summary of Pile Response(s)

Definition of Symbols for Pile-Head Loading Conditions:

Type 1 = Shear and Moment, y = pile-head displacement in
 Type 2 = Shear and Slope, M = Pile-head Moment lbs-in
 Type 3 = Shear and Rot. Stiffness, V = Pile-head Shear Force lbs
 Type 4 = Deflection and Moment, S = Pile-head Slope, radians
 Type 5 = Deflection and Slope, R = Rot. Stiffness of Pile-head in-lbs/rad

Load Type	Pile-Head Condition 1	Pile-Head Condition 2	Axial Load lbs	Pile-Head Deflection in	Maximum Moment in-lbs	Maximum Shear lbs
1	V= 84277.	M= 8.91E+07	57933.3330	3.8758	9.3839E+07	-460491.

The analysis ended normally.

UBC 1806.8.2.1 & IBC 1805.7.2.1

$$d = A/2*(1+(1+(4.36*h/A))^0.5)$$

Monopole

Moment (ft-k)	5570.83
Shear (k)	63.2
Caisson Diameter, b (ft)	7
Caisson Height Above Ground (ft)	1
Caisson Height Below Ground (ft)	32
Lateral soil pressure per foot (lb/ft ³)	266

Applied lateral force, P (lbs)	63208
Dist. from ground to application of P, h (ft)	89.13
A = 2.34*P/(S1*b)	7.45
Min. Depth of Embedment Required, d (ft)	30.88



P. A10

DRC
Minutes & Comments

Mrs. Wittenberg inquired what the projection forecast is for the Army Corps of Engineers. The applicant stated that their forecast standard is a 100 year storm.

Mrs. Torregrosa informed the applicant that she will need more information regarding the 10ft setback from the front property line listed on Figure 5. She then inquired if the height proposed was measured from the existing ground of the building or from the right-of-way. The applicant stated it is measured from the crown of the road. Mrs. Torregrosa stated that HARC approval will be required.

Mr. Bowman requested an elevation survey. Mrs. Kimball-Murley requested that the elevation on the land side of the bulkhead be shown on the survey.

Mr. Torrence urged the applicant to be more prepared since this is the second time this has come before DRC.

Mr. Woodson suggested that they obtain Army Corps of Engineer approval. Mrs. Kimball-Murley stated that the Federal Corps of Engineer had jurisdiction.

d. Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500) – A conditional use for proposed cellular telephone facility with ground level utility pole and three rooftop equipment shelters in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the conditional use and variance request for 1010 Kennedy Drive. He stated that the application had been modified to reflect the new design.

The applicant's representative, Elizabeth Newland, informed members that they have held three public meetings. She handed members copies of the advertised meetings. She then stated that she met with Mrs. Domenech-Coogle regarding landscaping; changes will increase the pervious area.

Mr. Averette asked the applicant what would be stored in the equipment room. The AT&T representative, Alfredo Amoedo, stated that fuel and generators will not be stored inside the equipment room just radio equipment.

Mrs. Wittenberg, Ms. Torregrosa and Mr. Bowman had no comments.

Mr. Torrence stated that police cruisers often encounter dead spots in the area and are unable to use their mobile data system.

Mr. Woodson stated there are a lot of dropped calls in the area.

The following member of the public spoke on the matter:

Liz Lair, 400 South Street
Rick Richter, 104 Palmetto Drive

Mr. Amoedo addressed Mr. Richter's comment, stating that additional generators for outages are a good idea.

Mrs. Cowart stated that Keys Energy had no objections.

e. Variance – 1010 Kennedy Drive (RE# 00065650-000500) – A Variance for height of 85 ft. above the allowed 40 ft. with a total of 125 ft. in height for a cellular telephone tower in the Commercial General (CG) zoning district per Sections 122-420 (3) & 122-1149 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Minutes of the Development Review Committee
Meeting of September 17, 2009

Amy Kimball-Murley, Planning Director, convened a meeting of the Development Review Committee of the City of Key West at 2:05 PM, September 17, 2009. The meeting was held at the ADA Conference Room, 525 Angela Street, Key West.

1. Roll Call

Present for the Roll Call were:

Amy Kimball-Murley, Planning Director
John Woodson, Building Official
Myra Wittenberg, DOT Director

Alan Averette, Lt. Fire Inspector
Gary Bowman, General Services

Planning Staff:

Rodney Corriveau
Nicole Malo

Brendon Cunningham
Carlene Cowart

Comments received from:

Cynthia Domenech-Coogle, Landscape Coordinator

Enid Torregrosa, HARC Planner

2. Approval of Agenda

Mrs. Kimball-Murley requested that a discussion item be added for property located at 1028 Flagler Avenue.

A motion to approve the agenda as amended was made by Mr. Averette and seconded by Mr. Woodson.

Motion carried by unanimous voice vote.

SO ORDERED.

3. New Business

- a. **Conditional Use – 1010 Kennedy Drive (RE 00065650-000500) – A Conditional Use for a wireless telecommunication facility to be located in the Commercial General (CG) zoning district per Section 122-418 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The applicant, Pritam Singh, reviewed the updated conditional request with committee members. The telecommunication tower will now be placed against the side of the building versus the top of the building, making the tower more secure. Mr. Singh provided members with revised plans and additional AT&T documents.

Mrs. Kimball-Murley requested more information on the structural stability of the tower. Mr. Bowman requested information on the load counts.

Mr. Singh clarified for Mr. Averette the type of generators that will be located on the rooftop. Each entity will provide their own small generators.

Mrs. Wittenberg had no comments.

Mrs. Cowart read into the record comments from HARC Planner, Enid Torregrosa:

Not in a historic district zone. Staff understands that this proposed antenna will need to comply with Section 106 of the National Historic Preservation Act. A map showing a radius of 500 feet from the center of the proposed antenna will be appropriate. On the 500 feet radius, properties that are historic, eligible to be nominated to the National Register of Historic Places (NRHP) or are already listed in the NRHP, or in the City of Key West survey should be included as part of the document. This will give staff enough information to evaluate any potential visual effect on a historic building within the 500 feet radius.

Mrs. Cowart read into the record comments from Landscape Coordinator, Cynthia Domenech-Coogle:

The above said property will not be changing the footprint of the existing building therefore Landscape and Tree Commission approvals are not required.

Mrs. Kimball-Murley requested that the applicant send the revised plans to the Landscape Coordinator, Cynthia Domenech-Coogle.

Mr. Corriveau suggested that the applicant demonstrate essential public service. Mr. Singh stated that AT&T engineers are seeking an improvement in cell service in this area.

Mrs. Kimball-Murley informed applicant that he needs to explain in his application the request for a multi-use tower versus a single use tower.

Mrs. Kimball-Murley then requested that the applicant follow-up with ADA Coordinator, John Wilkins.

Mr. Corriveau requested that the applicant provide copies of the following: (1) Federal registration programmatic agreement; (2) FAA coordination agreement; (3) Determination of no hazard; (4) FCC registration and license number.

b. Pre-Application Conference - 1500 Reynolds Avenue (RE 00037160-000100) – Review plans for a proposed parking lot expansion/reconfiguration at the existing Casa Marina Resort.

The applicant, Kevin Spiedel, reviewed the proposed parking lot expansion request with committee members.

Mr. Corriveau informed members that the applicant received approval in 2006 for a major development plan for the redevelopment and restoration of the Casa Marina Resort.

Members voiced their concern that the parking lot that was associated with the overall site plan was never constructed.

Mr. Woodson stated that he would need to speak with Jose and find out what was and was not built per the approved plan.

Mrs. Kimball-Murley stated that this would need to come back to DRC. She then added that if this does not move forward, the applicant still needs to complete the project approved or seek a modification to a major development plan.

Mrs. Kimball-Murley requested that the applicant follow-up with ADA Coordinator, John Wilkins.

Mrs. Cowart read into the record comments from HARC Planner, Enid Torregrosa:

Staff would like to see details of proposed lighting systems, including any ground and or pole light fixtures. Staff would also like to know if there are new proposed fences, type, measurements, materials and colors. If there is new signage for the parking staff we will want to

**Significant Historic Structures Outside the
Historic District**

Kennedy Building Associates, LLC
1010 Kennedy Drive Suite 302
Key West, Florida 33040

October 20, 2009

Enid Torregrosa
HARC Planner
604 Simonton Street
Key West, Florida 33040

RE: 1010 Kennedy Drive
Wireless Telecommunications Facility

Dear Enid:

We have reviewed the list of Significant Structures That Lie Outside the Historic District: 1998 Historic Survey and have determined that none of the structures are within 500' of 1010 Kennedy Drive. We have also depicted 1010 Kennedy Drive on the City Zoning Map, the delineation of the Historic District, East Martello Tower and Fort Zachary Taylor. Both the list and the map have been attached as part of this document. Please add this information to our file for the Conditional Use and Variance Application for the above referenced project.

Thank you for your assistance with this project.

Sincerely,


Elizabeth Newland



**STRUCTURES RECORDED AS HISTORIC THAT LIE OUTSIDE OF THE
HISTORIC DISTRICT (1998 HISTORIC STRUCTURE SURVEY).**

Ashby Street: 1417

**Eagle Avenue: 3125
3729
4125
4129
4139**

**Flagler Avenue: 900
901
924
1015
1019
1028
1100
1101
1105
1117
1125
1301
1311
1525
1529
1890
1901**

**Grinnell Street: 1440
1507**

**Johnson Street: 906
1012
1023
1025
1210**

**Leon Street: 1418
1422
1426**

Roosevelt Boulevard: 3501



Seminary Street: 1501
1503

South Street: 1402
1500
1503
1506

Staples Avenue: 1900
1902
1904
1907
1908
1914
1916
1918
1922
2010

Thompson Street: 1415
1419
1430

United Street: 1500
1502

VonPhister Street: 1202
1208
1210
1426
1500
1501
1523
1525
1527
1529
1603
1611

Washington Street: 904
1503
1709

White Street: 1424
1529



Landscape/Stormwater

elizabeth

From: elizabeth
Sent: Monday, March 01, 2010 3:04 PM
To: 'Cynthia D Coogle'
Subject: FW: 1010 Kennedy Drive Conditional Use and Variance Application Coordination Prior to DRC 3/25/10
Attachments: surveystormwater.pdf; landscape030110.pdf; 1010 Kennedy Wireless 001.jpg

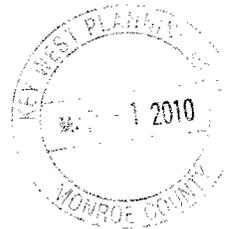
Cynthia:

Attached is the recent survey for the 1010 Kennedy Drive site which also includes the existing and proposed impervious and pervious calculations and existing vegetation survey. I have highlighted the landscape area that we are enlarging by 176 SF to offset the footprint of the proposed utility pole. We are actually increasing the pervious/open space on the site as a result of this effort. Also, attached is the landscape plan showing the existing and proposed vegetation for this area. The photo shows the one Coconut that will be transplanted and four small Seagrapes and one small Clusia that will have to be removed prior to the installation of the utility pole. As I mentioned to you this morning in my voicemail, we are submitting today for the March 25, 2010 DRC meeting. I would like to obtain your approval of this concept plan prior to the DRC meeting or address any concerns you may have. If you would like for me to meet with you at your office to go over the details I will be glad to do so. I look forward to hearing back from you as soon as possible.

Thank you.

Elizabeth Newland
The Singh Company
P.O. Box 2039
Key West, Florida 33045

305-481-6301 (C)
305-294-5144 (F)





City of Key West

TREE PERMIT

Permit# 5503 **Date Issued** 04/13/10

Address 1010 Kennedy Drive

This it to certify that Kennedy Building Associates/Liz Newland

has permission to Remove (1) Noronhia and (4) Seagrape trees. Transplant (1) Coconut palm as per plans at rear parking lot, west. Replace with 16.5 caliper inches of native canopy trees, as described in approved plans, FL #1, to be planted on site. Replacements shall be planted in the six months from the approval date as described here in. All trees shall be planted according to current "Best Management Practices". Call landscape office for tree replacement inspection. All trees shall be maintained as trees in perpetuity.

as per application approved 04/12/10

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY: _____

Niels Weise, Chair

**Phone: (305)809-3764
City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040**

elizabeth

From: elizabeth
Sent: Monday, March 01, 2010 2:44 PM
To: 'gbowman@keywestcity.com'
Subject: 1010 Kennedy Drive Conditional Use and Variance Application Coordination Prior to DRC 3/25/10
Attachments: surveystormwater.pdf; landscape030110.pdf

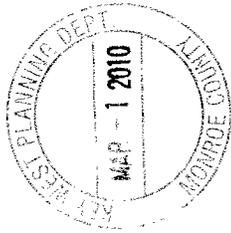
Gary:

Attached is the recent survey for the 1010 Kennedy Drive site which also includes the existing and proposed impervious and pervious calculations for the site. I have highlighted the landscape area that we are enlarging by 176 SF to offset the footprint of the proposed utility pole. We are actually increasing the pervious/open space on the site as a result of this effort. Also, attached is the landscape plan showing the existing and proposed vegetation for this area. As I mentioned to you this morning in our meeting, we are submitting today for the March 25, 2010 DRC meeting. I would like to obtain your approval of this plan prior to the meeting. If you have any further questions please let me know. I look forward to hearing back from you as soon as possible.

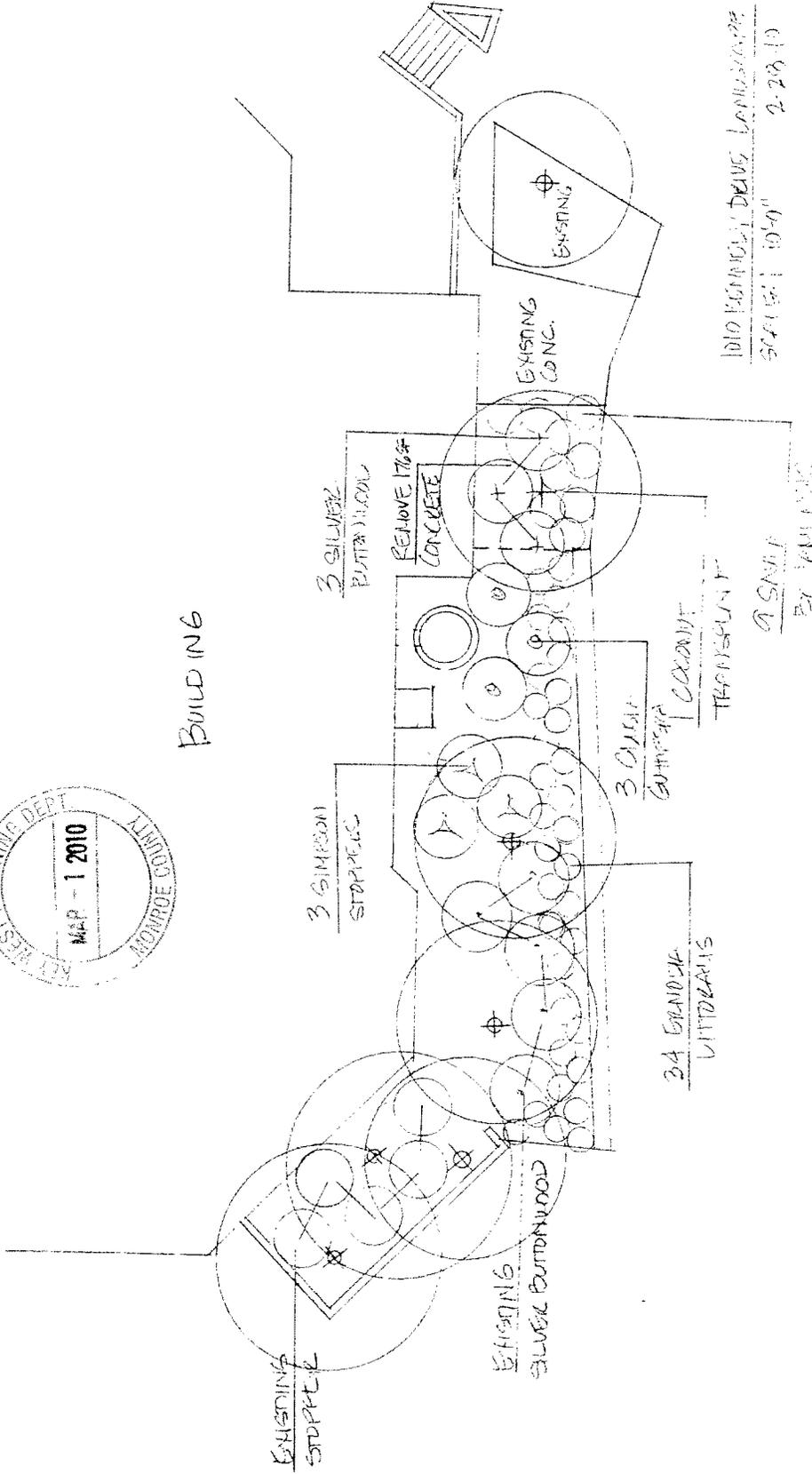
Thank you.

Elizabeth Newland
The Singh Company
P.O. Box 2039
Key West, Florida 33045

305-481-6301 (C)
305-294-5144 (F)



BUILDING





THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**From: Engineering Director
Gary W. Bowman**



Ref: 1010 Kennedy Drive, Key West, FL

Storm water/ Drainage Review for Cell Tower

Please find the following review comment regarding the above mentioned project.

The existing site currently is 93% impervious

The storm water requirements (MS-4) requires that Best Management Practices should adhered to for existing projects with NO increase of impervious areas, however, best management indicates that any improvements that reduce the area of impervious are considered BMP. Landscape areas are being increased per plans reviewed.

Therefore no additional stormwater requirements are required.

Public Meetings Held by Applicant
September 17, 2009
December 2, 2009
March 10, 2010

You are Invited to a Public Meeting
To Discuss the Location of a
New Wireless Communication Facility
At 1010 Kennedy Drive
Thursday, September 17, 2009 5:30 PM-6:30 PM

A proposal to install a new wireless communication facility at 1010 Kennedy Drive will be presented to the public. The Public Meeting will be hosted by Kennedy Building Associates on Thursday, September 17, 2009 from 5:30 PM-6:30 PM at the Front Entrance Plaza of 1010 Kennedy Drive. For more information please call 305-296-5601.

September 13, 2009 Key West Citizen

319565



STATE OF FLORIDA
COUNTY OF MONROE

ned authority personally appeared Randy G. Erickson, who is Vice-President of Advertising Operations of the Key West Citizen, a daily newspaper published in Key West, in Monroe County,

PO Box 1800
Key West FL 33041
Office.....305-292-7777
Extension.....x219
Fax.....305-295-8025
legals@keysnews.com

INTERNET PUBLISHING

keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

NEWSPAPERS

The Citizen
Southernmost Flyer
Solares Hill
Big Pine Free Press
Marathon Free Press
Islamorada Free Press
Key Largo Free Press

MARKETING SERVICES

Commercial Printing
Citizen Locals Card
Direct Mail

FLORIDA KEYS OFFICES

Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Internet Division

33040-3328
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Middle Keys Office

6363 Overseas Hwy
Marathon, FL (MM 52.5)
33050-3342
Tel 305-743-8766
Fax 305-743-9977
marathon@keysnews.com

Upper Keys Office

91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

Florida;
that the attached copy of advertisement, being a legal notice in the matter of

Public Meeting

was published in said newspaper in the issue(s) of

September 13, 2009

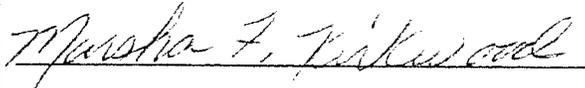
Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature of Affiant

Sworn and subscribed before me this 14 day of September, 2009

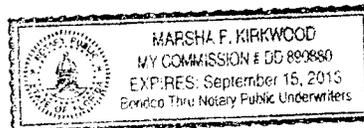
Notary Public:

Marsha F. Kirkwood



Expires: September 15, 2013

Notary Seal



Personally Known x Produced Identification
Type of Identification Produced

You are invited to a Public Meeting
 To Discuss the Location of a
 New Wireless Communication Facility
 At 1010 Kennedy Drive
 Wednesday, December 2, 2009 3:00 PM-6:00 PM

A proposal to install a new wireless communication facility at 1010 Kennedy Drive will be presented to the public next week. The Public Meeting will be hosted by Kennedy Building Associates on Wednesday, December 2, 2009 from 3:00 PM-6:00 PM at the Front Entrance Plaza of 1010 Kennedy Drive. For more information please call 305-296-5601.

November 25, 2009 - Key West Citizen 267288



**STATE OF FLORIDA
 COUNTY OF MONROE**

Authorized authority personally appeared Randy G. Erickson, who he is Vice-President of Advertising Operations of the Key West daily newspaper published in Key West, in Monroe County,

1 copy of advertisement, being a legal notice in the matter of

Public Meeting

Fax.....305-295-8025
 legals@keynews.com

INTERNET PUBLISHING
 keywest.com
 keynews.com
 floridakeys.com
 key-west.com
 Web Design Services

NEWSPAPERS
 The Citizen
 Southernmost Flyer
 Solares Hill
 Big Pine Free Press
 Marathon Free Press
 Islamorada Free Press
 Key Largo Free Press

MARKETING SERVICES
 Commercial Printing
 Citizen Locals Card
 Direct Mail

FLORIDA KEYS OFFICES
 Printing / Main Facility
 3420 Northside Drive
 Key West, FL
 33040-1800
 Tel 305-292-7777
 Fax 305-294-0768
 citizen@keywest.com

Internet Division
 33040-3328
 Tel 305-292-1880
 Fax 305-294-1699
 sales@keywest.com

Middle Keys Office
 6363 Overseas Hwy
 Marathon, FL (MM 52.5)
 33050-3342
 Tel 305-743-8766
 Fax 305-743-9977
 marathon@keynews.com

Upper Keys Office
 91731 Overseas Hwy
 Tavernier, FL 33070
 Tel 305-853-7277
 Fax 305-853-0556
 freepress@floridakeys.com

was published in said newspaper in the issue(s) of

November 29, 2009

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Randy G. Erickson

Signature of Affiant

Sworn and subscribed before me this 30 day of November, 2009

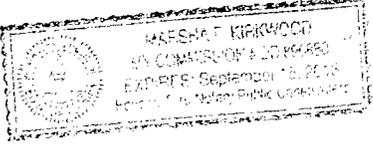
Notary Public:

Marsha F. Kirkwood

Marsha F. Kirkwood

Expires: September 15, 2013

Notary Seal



Personally Known x Produced Identification
 Type of Identification Produced

12-2-09

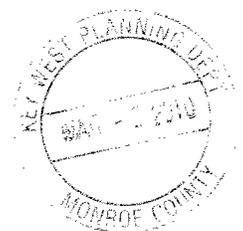
12-2-09

2.

JEFF BREAKLEN

Jeffbreaklen@net

3. Kevin Hayes khayes39@yahoo.com



**You are Invited to a Public Meeting
To Discuss the Location of a
New Wireless Communication Facility
At 1010 Kennedy Drive
Wednesday, March 10, 2010 5:30 PM-6:30 PM**

A proposal to install a new wireless communication facility at 1010 Kennedy Drive will be presented to the public. The Public Meeting will be hosted by Kennedy Building Associates on Wednesday, March 10, 2009 from 5:30 PM-6:30 PM at the Front Entrance Plaza of 1010 Kennedy Drive. For more information please call 305-296-5601.

March 7, 2010 - Key West Citizen 335572



**STATE OF FLORIDA
COUNTY OF MONROE**

Authority personally appeared Randy G. Erickson, Vice-President of Advertising Operations of the newspaper published in Key West, in Monroe County, Florida, attached copy of advertisement, being a legal notice

**PO Box 1800
Key West FL 33041
Office....305-292-7777
Extension.....x219
Fax.....305-295-8025
legals@keysnews.com**

County, Florida, in the matter of

Public Meeting
New Wireless Communication Facility

INTERNET PUBLISHING
keywest.com
keysnews.com
floridakeys.com
key-west.com
Web Design Services

was published in said newspaper in the issue(s) of

March 7, 2010

NEWSPAPERS
The Citizen
Southernmost Flyer
Solares Hill
Big Pine Free Press
Marathon Free Press
Islamorada Free Press
Key Largo Free Press

Affiant further says that the Key West Citizen is a newspaper published in Key West, in said Monroe County, Florida and that the said newspaper has heretofore been continuously published in said Monroe County, Florida every day, and has been entered as second-class mail matter at the post office in Key West, in said Monroe County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

MARKETING SERVICES
Commercial Printing
Citizen Locals Card
Direct Mail

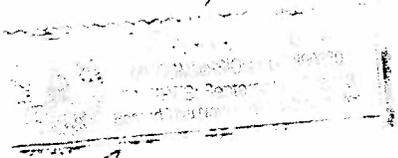
Randy G. Erickson
Signature of Affiant

FLORIDA KEYS OFFICES
Printing / Main Facility
3420 Northside Drive
Key West, FL
33040-1800
Tel 305-292-7777
Fax 305-294-0768
citizen@keywest.com

Sworn and subscribed before me this 8 day of March, 2010

Internet Division
33040-3328
Tel 305-292-1880
Fax 305-294-1699
sales@keywest.com

Notary Public:



Middle Keys Office
6363 Overseas Hwy
Marathon, FL (MM 52.5)
33050-3342
Tel 305-743-8766
Fax 305-743-9977
marathon@keysnews.com

Marsha F. Kirkwood
Marsha F. Kirkwood

Expires: September 15, 2013

Notary Seal

Upper Keys Office
91731 Overseas Hwy
Tavernier, FL 33070
Tel 305-853-7277
Fax 305-853-0556
freepress@floridakeys.com

Personally Known x Produced Identification _____
Type of Identification Produced _____

12TH STREET LIMITED
PO BOX 414586
MIAMI BEACH, FL 33141

ALEA DAVID J
1025 JOHNSON ST
KEY WEST, FL 33040-4825

ALLISON JOHN R III
PO BOX 2039
KEY WEST, FL 33045

AUBURNDALE PROPERTIES LLC
SUCC TRUSTEE
50 TICE BLVD
WOODCLIFF LAKE, NJ 07675

BLB OIL LLC
1010 KENNEDY DR #301
KEY WEST, FL 33040

BOARD OF PUBLIC INSTRUCTION OF
MONROE COUNTY FLA
241 TRUMBO RD
KEY WEST, FL 33040

CALLEJA JOHN
1404 PETRONIA ST
KEY WEST, FL 33040

COWEL JOHN N DDS
1010 KENNEDY DR #307
KEY WEST, FL 33040

DOUVILLE ROBERT WILLIAM
1011 VON PHISTER ST
KEY WEST, FL 33040

ECINAJA LLC
1111 12TH ST STE 112
KEY WEST, FL 33040

FL KEYS AQUEDUCT AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

FLORIDA KEYS AQUEDUCT
AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

GONKA INVESTORS INC
1111 12TH ST UNIT 108
KEY WEST, FL 33040

HEADRICK JAMES L AND KAREN V
1010 KENNEDY DR #305
KEY WEST, FL 33040

JEWELL CAMERON AND GERRI
1502 SOUTH ST
KEY WEST, FL 33040

JONES MICHAEL D MD PA
1111 12TH ST UNIT 103
KEY WEST, FL 33040

KENNEDY BUILDING ASSOCIATES
LLC
PO BOX 2039
KEY WEST, FL 33045

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 405-407 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY DRIVE INVESTORS
PO BOX 414586
MIAMI BEACH, FL 33141

LAND TRUST AGR 10/21/1991 -
RABERTO
P O BOX 414586
MIAMI BEACH, FL 33141

LOCKWOOD PROPLAZA LLC
18 ALLAMANDA TER
KEY WEST, FL 33040

LUJAN A WAYNE AND ANDREA
98 DRIFTWOOD DR
KEY WEST, FL 33040

MACLAUGHLIN MARK J AND
ELIZABETH
18 ALLAMANDA AVE
KEY WEST, FL 33040

McCAR INVESTMENT CORPORATION
1 W CYPRESS TER
KEY WEST, FL 33040

ORION BANK
PO BOX 500098
MARATHON, FL 33050-0098

PEREZ ENGINEERING AND
DEVELOPMENT INC
010 KENNEDY DR #400
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040-7293

PP&HT PARTNERSHIP
11382 PROSPERITY FARMS RD
PALM BEACH GARDENS, FL 33410

PROFESSIONAL 110 LLC
1111 12TH ST STE 110
KEY WEST, FL 33040

PRUETT MARY F
PO BOX 763
ISLAMORADA, FL 33036

SOUTHERNMOST DEVELOPMENT
INC
P O BOX 25627
OVERLAND PARK, KS 66225

SOUTHERNMOST DEVELOPMENT
INC
PO BOX 414586
MIAMI BEACH, FL 33141

SOUTHERNMOST FEDERAL CREDIT
UNION
1004 KENNEDY DR
KEY WEST, FL 33040

STRATEGIC HOLDINGS GROUP LTD
1010 KENNEDY DR #402
KEY WEST, FL 33040

SUIA PROPERTIES LIMITED
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252

1010 Kennedy

- Legend**
- the Buffer
 - the Buffer Target
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
 500 Whitehead Street
 Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes only* and should not be relied on for any other purpose.

Date Created: December 3, 2009 1:46 PM



Property Appraiser Information

Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 9081909 Parcel ID: 00065650-000500

Ownership Details

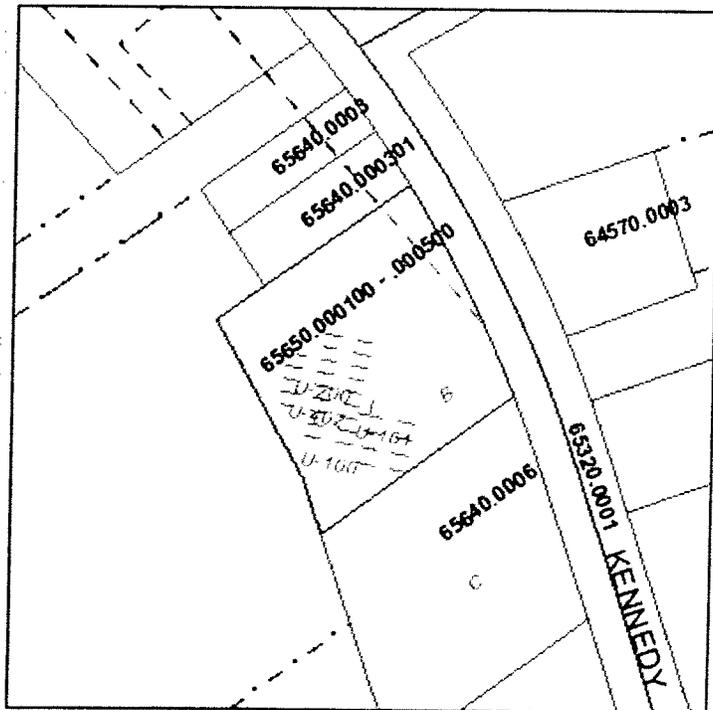
Mailing Address:
KENNEDY BUILDING ASSOCIATES LLC

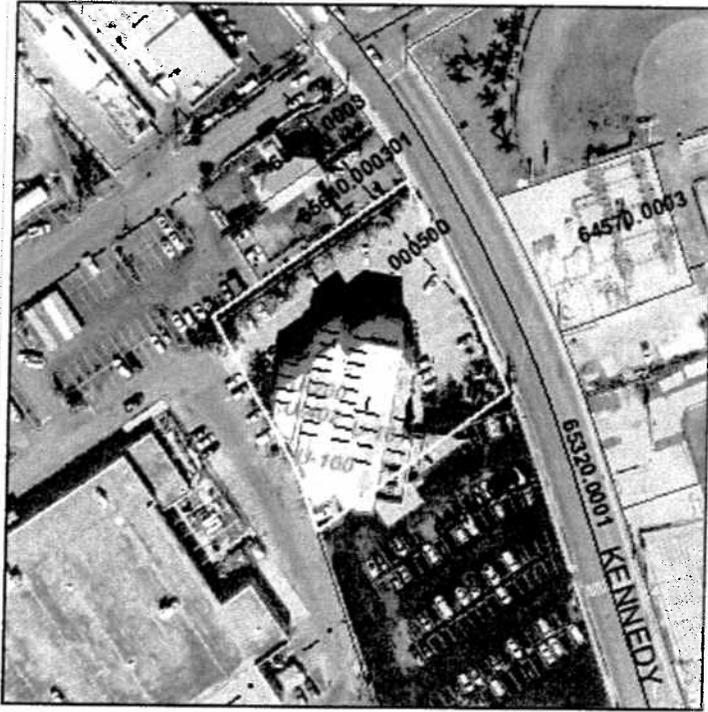
PO BOX 2039
KEY WEST, FL 33045

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 1010 KENNEDY DR UNIT: 500 KEY WEST
Legal Description: UNIT 500 (ROOF UNIT) KENNEDY CENTER CONDOMINIUM

Parcel Map





Condominium Details

Condo Name: KENNEDY CENTER CONDOMINIUM
 Footage: 0 Year Built: 2004

Appraiser Notes

UNIT 500 COMPRISED OF AIRSPACE ONLY.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	10,899	0	0	10,899	10,899	0	10,899
2007	10,899	0	0	10,899	10,899	0	10,899
2006	10,899	0	0	10,899	10,899	0	10,899
2005	10,898	0	1	10,899	10,899	0	10,899

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 34,436 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(mailings, posting & radius map)

Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., July 15, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500) – A conditional use for a proposed wireless facility (consisting of a monopole, antennas and associated equipment shelters) as a private utility in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com .

BB&T

24 Hour Banking

COMCAST PEREZ ENGINEERING

ATLANTIC PACIFIC INSURANCE THE ANDERSEN FIRM AMERICAN CANCER SOCIETY

STRATEGIC HOLDINGS GROUP LTD THE SINGH COMPANY KEY WEST CHIROPRACTIC

ALL KEYS APPRAISAL KEYS ENTERPRISE B & T HOLDINGS

SCATTERHORN INSURANCE MASSAGE THERAPY PRUETT DERMATOLOGY

Public Notice



YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

- Request:** **Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500)** – A conditional use for a proposed wireless facility (consisting of a monopole, antennas and associated equipment shelters) as a private utility in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Applicant:** AT&T Mobility, Kennedy Building Associates, LLC and Kennedy Center Condominium Assoc, Inc.
- Owner:** Kennedy Building Associates, LLC & Kennedy Center Condominium Assoc, Inc.
- Project Location:** 1010 Kennedy Drive
- Date of Hearing:** Thursday, July 15, 2010 **Time of Hearing:** 6:00 PM
- Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene Street

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 604 Simonton Street, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on Department, select Planning, then Planning Board Agenda Packets. Please note that staff reports may not be available for review until the week of the meeting.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3739 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: Anyone needing special assistance at the Planning Board hearing due to disability should contact the City of Key West at 305.809.3951 at least two days prior thereto.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

- Request:** **Conditional Use – 1010 Kennedy Drive (RE# 00065650-000500)** – A conditional use for a proposed wireless facility (consisting of a monopole, antennas and associated equipment shelters) as a private utility in the CG zoning district per Section 122-418 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- Applicant:** AT&T Mobility, Kennedy Building Associates, LLC and Kennedy Center Condominium Assoc, Inc.
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1010 Kennedy

- Legend**
- the Buffer
 - the Target
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes only* and should not be relied on for any other purpose.

Date Created: June 3, 2010 4:03 PM



12TH STREET LIMITED
PO BOX 414586
MIAMI BEACH, FL 33141

ALEA DAVID J
1025 JOHNSON ST
KEY WEST, FL 33040-4825

1010 Kennedy
ALLISON JOHN R III
PO BOX 2039
KEY WEST, FL 33045

AUBURNDALE PROPERTIES LLC SUCC
TRUSTEE
50 TICE BLVD
WOODCLIFF LAKE, NJ 07675

BLB OIL LLC
1010 KENNEDY DR #301
KEY WEST, FL 33040

BOARD OF PUBLIC INSTRUCTION OF
MONROE COUNTY FLA
241 TRUMBO RD
KEY WEST, FL 33040

CALLEJA JOHN
1404 PETRONIA ST
KEY WEST, FL 33040

COWEL JOHN N DDS
1010 KENNEDY DR #367
KEY WEST, FL 33040

DOUVILLE ROBERT WILLIAM
1011 VON PHISTER ST
KEY WEST, FL 33040

ECINAJA LLC
1111 12TH ST STE 112
KEY WEST, FL 33040

FL KEYS AQUEDUCT AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

FLORIDA KEYS AQUEDUCT AUTHORITY
P O BOX 1239
KEY WEST, FL 33040

GONKA INVESTORS INC
1111 12TH ST UNIT 108
KEY WEST, FL 33040

HEADRICK JAMES L AND KAREN V
1010 KENNEDY DR #305
KEY WEST, FL 33040

JEWELL CAMERON AND GERRI
1502 SOUTH ST
KEY WEST, FL 33040

JONES MICHAEL D MD PA
1111 12TH ST UNIT 103
KEY WEST, FL 33040

KENNEDY BUILDING ASSOCIATES LLC
PO BOX 2039
KEY WEST, FL 33045

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 401-403 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY CTR 405-407 LLC
1010 KENNEDY DR #401
KEY WEST, FL 33040

KENNEDY DRIVE INVESTORS
PO BOX 414586
MIAMI BEACH, FL 33141

LAND TRUST AGR 10/21/1991 -
RABERTO
P O BOX 414586
MIAMI BEACH, FL 33141

LOCKWOOD PROPLAZA LLC
18 ALLAMANDA TER
KEY WEST, FL 33040

LUJAN A WAYNE AND ANDREA
98 DRIFTWOOD DR
KEY WEST, FL 33040

MACLAUGHLIN MARK J AND ELIZABETH
18 ALLAMANDA AVE
KEY WEST, FL 33040

McCAR INVESTMENT CORPORATION
1 W CYPRESS TER
KEY WEST, FL 33040

ORION BANK
PO BOX 500098
MARATHON, FL 33050-0098

PEREZ ENGINEERING AND
DEVELOPMENT INC
1010 KENNEDY DR #400
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040

PLAZA PHYSICAL THERAPY AND
1605 N ROOSEVELT BLVD
KEY WEST, FL 33040-7293

PPBHT PARTNERSHIP
11382 PROSPERITY FARMS RD
PALM BEACH GARDENS, FL 33410

PROFESSIONAL 110 LLC
1111 12TH ST STE 110
KEY WEST, FL 33040

PRUETT MARY F
PO BOX 763
ISLAMORADA, FL 33036

SOUTHERNMOST DEVELOPMENT INC
P O BOX 25627
OVERLAND PARK, KS 66225

SOUTHERNMOST DEVELOPMENT INC
PO BOX 414586
MIAMI BEACH, FL 33141

SOUTHERNMOST FEDERAL CREDIT
UNION
1004 KENNEDY DR
KEY WEST, FL 33040

STRATEGIC HOLDINGS GROUP LTD
1010 KENNEDY DR #402
KEY WEST, FL 33040

SUIA PROPERTIES LIMITED
45 COYOTE RDG
GREEN MOUNTAIN, NC 28740-9252